

APPLEDORE PARISH COUNCIL



Sale of the Parish Council Field for Residential Development

Improvements to Appledore Village Hall and Recreation Ground, Road Safety improvements, Refurbishment of the Public Toilets and proposed Linear Park

UPDATE NOVEMBER 2018

In March this year we held a public meeting and made a presentation to update residents on progress with the proposed sale of the Parish Council Field for residential development. A copy of the presentation is available on the Appledore website: www.appledorepc.kentparishes.gov.uk/agenda-minutes

We confirmed that we had commissioned an independent valuation of the field and received offers from two developers, that we are legally obliged to spend the income from the sale on capital investment projects and that we would bring forward a list of proposed investment projects for public discussion at the 9 April Parish Council meeting.

After the public session of the meeting the Parish Council went into private session to discuss proposals from the two developers. At the end of the discussion we voted to accept the proposal from Martello Developments Ltd (at that time named Hastings Redevelopment Ltd).

At the 9 April Parish Council Meeting we discussed the proposed project list and invited suggestions from residents as to how the proceeds from the sale of the field might be spent. These were as follows:

Village Hall Extension to the hall, complete refurbishment, car park improvements

Recreation Ground New car parking area, safety improvements to the play area, new/repaired surface to the MUGA/tennis court, improvements to the pavillion

Public Toilets Complete refurbishment

Heathside children's play shelter New roof

Road Safety Improvements To be identified from the Route Study Report conducted by Kent Highways

Since April we have considered the payment options put to us by Martello and negotiated the framework of our agreement. As part of the negotiation we have developed an initial design and specification for the Hall. We have also commissioned an independent estimate for the complete project list and developed a proposal for a linear park through the village. All of this work is detailed on the following pages.

Proposed agreement between Appledore Parish Council and Martello Developments Ltd

The Parish Council considered two options for payment for the field:

1. Cash only
2. Capital projects to be built by Martello with a cash balance paid to Appledore Parish Council. The cash balance will be designated to road safety projects.

Cash Only

The benefit of a cash only option is that it gives the Parish Council complete freedom in the implementation of the capital projects list.

The drawbacks are:

- Payment would be subject to a successful planning application - a potential delay of up to 12 months.
- Implementation of the project list ourselves would incur additional costs in planning, project management, quantity surveyor and architectural fees in the region of £90,000.

Capital projects to be built by Martello with a cash balance paid to Appledore Parish Council

The benefits of the capital projects being completed on our behalf by Martello are speed of delivery, reduced administrative burden on the Parish Council and thereby reduced cost, working with a single contractor and no additional fee payments for project management and architectural services.

The Parish Council voted on 13 August 2018 to take the option of capital projects being built by Martello with a cash balance.

Both the Parish Council and Martello appointed independent Quantity Surveyors to cost the major items on the project list. Both sets of figures came to a total higher than our available budget.

After negotiations Martello agreed to complete all of our projects for the available budget and to pay the designated cash balance immediately contracts are signed.

Appledore Parish Council will appoint an independent Quantity Surveyor to monitor the quality of all project work.

All legal, planning, architectural and quantity surveyor fees will be paid by Martello.

Sales of no more than 50% of the new open market houses on the Parish Council field can be completed until all of the Parish Council projects are finished and approved.

Appledore-based businesses will be invited to quote for sub-contracted projects.

A detailed contract framework between Martello and the Parish Council has been agreed and our solicitors are in the process of drawing up the contract.

Proposed refurbishment and extension of the Village Hall and improvement of the car park

The Parish Council is proposing to invest over 50% of the income from the sale of the field in the Village Hall and car park.

Initial designs for the hall have been developed, at this stage they are only for budgeting the project and can be amended after the contract with Martello has been signed.

The design brief used the research conducted during the Village Hall Events Week in 2017, for which over 100 Appledore residents completed questionnaires.

In addition the Village Hall trustees gave a detailed overview of how the Hall works for current users and how they intend to widen the appeal of the Hall to significantly more Appledore residents in the coming years.

The design proposal includes:

Hall Exterior

Remove pebbledash, replace with flat render. Extend the building to the rear, creating a second, 'small hall'. Clad the new extension and existing side extension in cedar to differentiate from the original building.

Create new pedestrian accesses from The Street and the car park so that pedestrians and cars will no longer share the same access. Complete the far end of the car park to create four additional parking spaces, tarmac the surface and mark parking bays to create four further parking spaces. Create two dedicated disabled parking bays.

Hall interior

Main Hall

Remove the false ceiling to reduce overheating when the Hall is used by a large number of people and provide a more contemporary space. Improve insulation at roof level. Improve lighting to allow flexibility for different events. Create a new storage area for tables and chairs - to also be used as a cloakroom.

Small Hall

For use by smaller groups, can open out to create a larger space. Can be used independently of the main hall.

Kitchen

Two areas, one for cooking and serving, the second for storage, preparation and washing-up.

First floor

Convert the loft into a meeting room with extensive storage. This space could also potentially be used as a 'home' for the History Society.

The proposed improvements will allow the hall to be used for up to three activities simultaneously.

Proposed Recreation Ground improvements

Upgrade to car parking, upgrade to surface of the MUGA/tennis court, safety improvements to children's play area, improvements to the pavilion, new storage building for sport and grounds maintenance equipment.

The Parish Council has recently held an initial briefing session with Recreation Ground Management Committee trustees and will meet the full committee in the coming weeks for detailed discussions and input.

Proposed Road Safety improvements

A significant amount of money from the sale of the field is designated for road safety improvements. We have also committed an additional £30,000 from our reserves.

The Parish Council has been discussing road safety proposals with Kent Highways for over two years. Progress has been painfully slow, however a recent visit to Appledore by senior members of the Highways team has produced positive results.

When a detailed framework for the proposals has been finalised it will be made public.

Proposed Linear Park

The Parish Council is proposing to group together pockets of land fronting The Street from the Village Hall to the entrance to Hawthorn into a linear park through the village.

The land is owned by The Village Hall Trustees, Appledore Parish Council, Ashford Borough Council and Highways. We have not yet discussed the idea for the park with the full Recreation Ground Management Committee.

The park will comprise of grassed areas with intensive bulb planting, landscaping and an open courtyard between the pavilion and the public toilets. There will be a number of benches through the area, improvements to footpaths and a pedestrian zebra crossing near the public toilets.

Our aim is to enhance the appearance of the village and create an amenity space for residents, particularly for the elderly and those with young children who may find walking in the surrounding countryside difficult.

Martello Developments have offered to pay for the landscaping and bulb planting of the Park, Appledore Parish Council will pay for the ongoing maintenance.

Public Presentation and Q&A session 5 November Appledore Village Hall 7.30pm

The Parish Council will make a presentation showing plans for the proposed refurbishment & extension of the Village Hall and the proposed Linear Park

The presentation will be followed by a one hour question and answer session