

Sidmouth Port Royal Scoping Exercise

Resource Schedule

Client : East Devon District Council & Sidmouth Town Council

Brief Ref	Project Stage	Task	Week															
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
2.1	Stage 1 : Assessment of Site Area History, Contraints & Opportunities	Meet with small reference group and agree project plan and scope of work.	JHP															
2.2		Desktop Review of available information including: * title information and occupational leases (both EDDC and STC ownerships) * existing planning information relating to site area * utilities information * environmental constraints	JHP	JHP														
2.11		Hold Stakeholder meeting to understand local issues and aspirations			JHP													
2.4		Assess constraints and opportunities of site and surrounding area including flooding, World Heritage Coast, heritage (listed buildings / conservation area) and environmental		JHP	JHP													
2.3		Record any information gaps and possible actions/reports required to address shortcomings		JHP	JHP													
2.6		Assess the relationship between Port Royal and wider town to identify opportunities to strengthen towns economic, cultural, leisure and residential offer.			JHP	JHP												
2.5		Following initial site assessment - recommend appropriate site area boundary which will be assessed at Stage 2 and could form the basis of a future planning action (Dev Brief, Masterplan etc)					Keep											
2.7		Stage 2 : Assessment of Development Opportunities and Viability	Assess range of potential viable uses that could be included in any development within site boundary agreed at end of Stage 1. The initial viability assessment will identify any existing uses that can not be relocated due to existing function and/or prohibitive cost of relocation.						JHP	JHP								
2.8	Review range of investment options and structures available (compliant with Council procurement regulations) to deliver development options identified.							JHP	JHP									
2.9	Prepare development brief to architect relating to site area(s) that could be viably developed incorporating range of uses that will improve the Port Royal area and the wider town.									JHP	JHP							
	Architect to prepare illustrative layout/concept massing study.										Keep							
	Review layout and schedule of accommodation prepared by architect. Obtain cost information from QS with regards to new build and refurbishment opportunities.											JHP	JHP					
2.10	Undertake residual appraisals for proposed development(s) to demonstrate viability.												JHP					
	Prepare summary report detailing the Stage 1 and Stage 2 actions and outputs. This report would also make recommendations for work that would build on this initial scoping study to refine development opportunities.														Keep			
2.11	Hold Public Consultation event (format tbc) to present outcomes of scoping study. Review of comments.														JHP	JHP		
2.12	Meet with small reference group (EDDC/STC) to present outcomes of scoping study.																JHP	

Consultant

- JHP
- GW
- JHP/GW
- Keep
- All