

Western Heights and Farthingloe – Phasing of Heritage Benefits

Introduction

The development proposals at Western Heights and Farthingloe create a unique opportunity to secure the refurbishment, active management, maintenance and long term future of a series of important heritage assets within the boundary of (and close to) the application site (for ease of reference these are referred to as the "**Heritage Legacy Proposals**").

It is proposed that the Heritage Legacy Proposals will be secured and funded through a series of planning obligations, within one legal agreement, secured under s106 of the Town and Country Planning Act 1990 (the "**s106 Agreement**"). The planning obligations proposed are considered to be compliant with the requirements of Regulation 122 of the Community Infrastructure Levy Regulations 2010, in that they are considered (i) necessary as an integral part of the overall scheme of development; (ii) directly related to the development, as part of the comprehensive regeneration benefits that it is designed to deliver; and (iii) fairly and reasonably related in scale and kind to the development, in that the Heritage Legacy Proposals have been scoped (and subsequently indicatively costed) in a way that precisely delivers the heritage asset benefits that are required to achieve the Heritage Legacy Proposals.

The s106 Agreement will secure a fund of £5m to secure the Heritage Legacy Proposals (the "**Heritage Fund**"). That fund will be drawn down through a programme of works and phased payments to the relevant body, as development is brought forward at Western Heights and Farthingloe.

The phasing of payments follows a logical programme as an integral part of the Heritage Asset Proposals. The detail of the works proposed and the time sequence in which the works will be delivered, has been discussed with English Heritage and the Western Heights Preservation Society.

Heritage Legacy Proposals: Preparatory Works

The £1m that is proposed on commencement of development has the ability to provide key funding for an essential package of preparatory works.

These preparatory works are divided into two main elements:

- i. the establishment of the heritage trust and key design work; and
- ii. enabling early public access to the Drop Redoubt, the focal point of the ongoing regeneration of Western Heights as a visitor attraction.

A key early deliverable is the setting up of the proposed heritage trust vehicle . This will be the administrative entity responsible for managing the budget and implementation programme for future works to the heritage assets. The Trust will also direct the detailed design and planning applications necessary to begin the regeneration of Western Heights, for which funding is also provided.

Consultation with the local community, Council and heritage stakeholders identified the early public opening of the Napoleonic Drop Redoubt fort as a priority. This has therefore been allowed for within the first phase of funding released under the S.106 Agreement, with additional enhancements also anticipated through further funding releases. The reinstatement of the swing bridge comprises a key component of the restoration works and it has been agreed with the Western Heights Preservation Society that this is the priority intervention that should be delivered as early as possible. Historically, the swing bridge provided access to the main entrance for the Drop Redoubt, following the designs produced by Thomas Hyde Page in 1784.

Reinstating the swing bridge will enable access to the Drop Redoubt and an impression of how the fort would have been accessed during the 19th Century.

Heritage Legacy Proposals: The Visitors Centre

After the key initial works the next key phase of activity is to work up the designs for the visitor centre that will be imperative in order to promote the site for the enjoyment of the public. Prior to undertaking the works to the visitor centre, considerable funding is required to work up the proposals. Therefore, a key component of the Phase 1 benefits package is the professional fees in working up a deliverable solution for the site. There are also key initial works that can be delivered to upgrade the essential health and safety works.

Heritage Legacy Proposals: Subsequent Work Packages

Beyond the key elements of community benefit to be delivered in the first phase, the later phases of heritage benefit will complete the works, which will fully transform the Western Heights as a heritage asset and tourist attraction. However, the first phase of work will be invaluable in enabling access to the site and giving the Trust the opportunity to run activities to generate revenue. The works comprised in the first phase of benefits have been specifically identified in order to ensure upfront delivery of key aspects of the benefits package, which will in turn stimulate delivery of the full package of works.

There is a firm commitment to delivering the development at Western Heights and the initial two phases at Farthingloe at the same time. These

sites will be brought forward as swiftly as possible when planning permission has been granted. The linkage between the different development phases and the heritage funding that will be delivered is clearly set out in the table at the end of this paper.

The itemised list of proposed works to the heritage assets and visitor attraction is presented below.

Phase 1 – on commencement

Schedule of Phase 1 Indicative Heritage Benefits

- 1) Professional fees for setting up the Trust - £9,000
- 2) Project Business Planning - £21,000
- 3) Reinstating the swing bridge to Drop Redoubt, with related new access ramps and entrance repairs - £480,000
- 4) Public realm surfacing within the Redoubt to allow level safe access, plus insertion of a DDA compliant lift to connect the entrance level with the higher Parade Ground - £150,000
- 5) Professional Fees for application and design work for the Swing Bridge (SAM Application) - £80,000
- 6) Essential health and safety works across the wider Scheduled Monument landscape - £20,000
- 7) Running Cost Subsidy for initial public opening of Drop Redoubt (presuming 2 x full time staff providing guided tours) - £40,000.
- 8) Services - £200,000

Total £1,000,000

Phase 2 - Heritage Benefits Schedule

- 1) Repairs, upgrades and building of Visitor Centre in existing Guard room, Officer and Soldiers Quarters - £1,400,000
- 2) Installation of CCTV to help secure the Drop Redoubt and other heritage assets - £40,000

- 3) Professional Fees for applications for the new Drop Redoubt Visitor Centre and other heritage visitor attraction works across Western Heights, (SAM Application) - £170,000
 - 4) Professional fee's to construction of the visitor centre - £125,000
 - 5) Further Services works - £50,000
 - 6) Running cost subsidy/contingency - £65,000
- Total £1,850,000.00**

Phase 3 – Heritage Benefits Schedule

- 1) New 7" replica magazine installed in Caponier - £25,000
 - 2) Safety fencing to Drop Redoubt Terre Plein - £65,000
 - 3) Flag pole and flags - £7,000
 - 4) Floodlighting - £45,000
 - 5) Grand Shaft interior refurbishment - £140,000
 - 6) Replacement of fencing at top of shaft - £50,000
 - 7) Pedestrian step/path repairs to top of Shaft - £50,000
 - 8) Make safe North Entrance south elevation - £45,000
 - 9) Repairs to St Martins Battery £30,000
 - 10) Upgrading of visitor car park - £120,000
 - 11) Landscape improvements and heritage trail at WH - £338,000
 - 12) Repair/Conservation of Caponiers - £320,000
 - 13) Running cost of heritage attraction (@£150k per annum x3)
£450,000 - £40,000 contained in Phase 1 = £410,000
- Sub Total £1,645,000 + Contingency £505,000
- Total £2,150,000.00**

The phasing programme illustrating when the funding for completion of each phase will be drawn down is presented in the table below.

Phasing of Heritage Benefits

Phasing of Heritage Payments

Phase	Trigger Point	Total Payment	Area/Phase A	Area/Phase B	Area/Phase C
Phase 1 set up costs payable on commencement	On commencement of development of each phase (expected to be simultaneous)	£1,000,000	£100,000	£600,000	£300,000
Phase 2 construction activities	On completion of 90% of Area A and first 100 units at areas B and C	£1,850,000	£400,000	£900,000	£550,000
Phase 3 Completion of heritage attraction	On completion of 90% of Areas B and C	£2,150,000	-	£1,750,000	£400,000
-	-	£5,000,000	£500,000	£3250,000	£1,250,000

Indicative Plan

