

# Rochester Riverside - Background

*European Workshop on Large Urban Projects*

*June 2008*

## Rochester Riverside - Background

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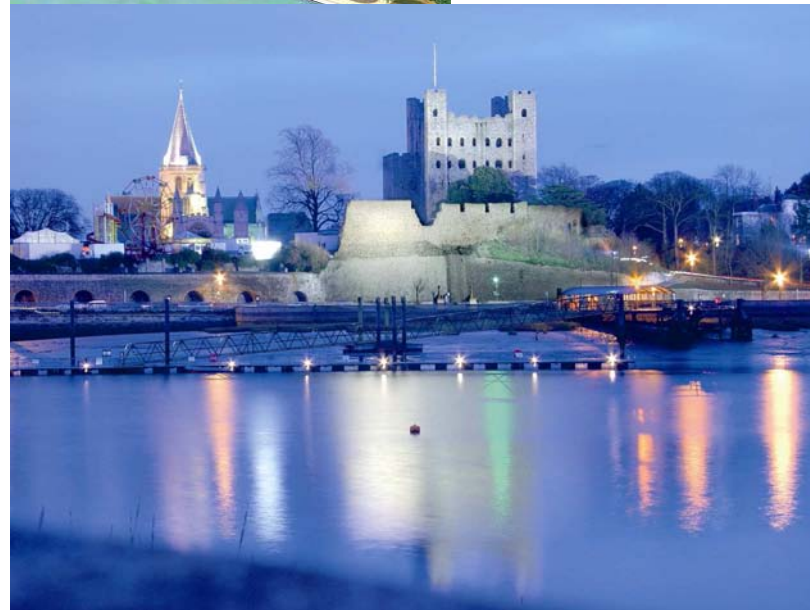
Medway Renaissance



# Rochester Riverside - Background

## Topics:

- Thames Gateway Context
- History
- Progress to-date



## Rochester Riverside - Background

### Thames Gateway Growth area

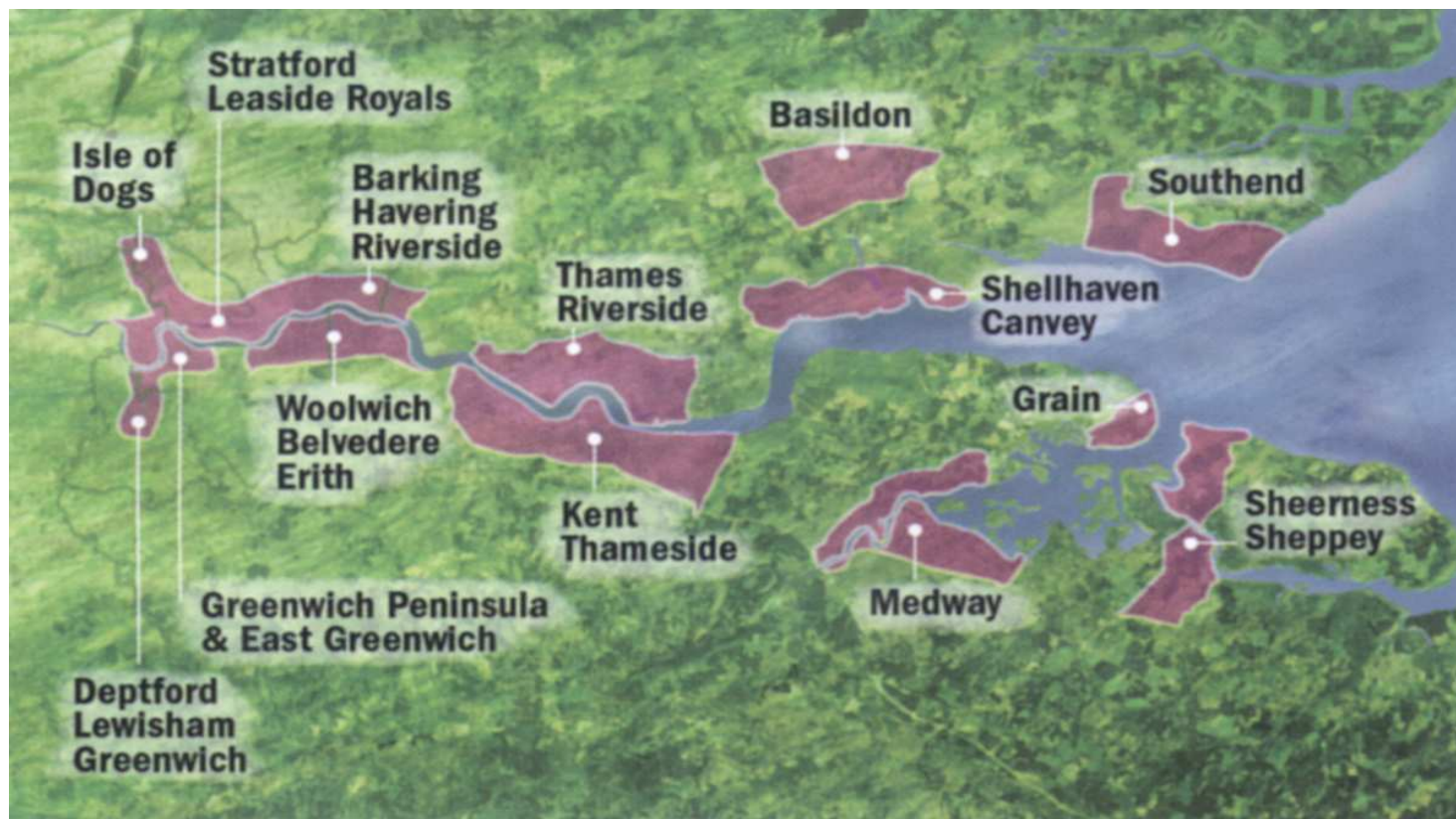




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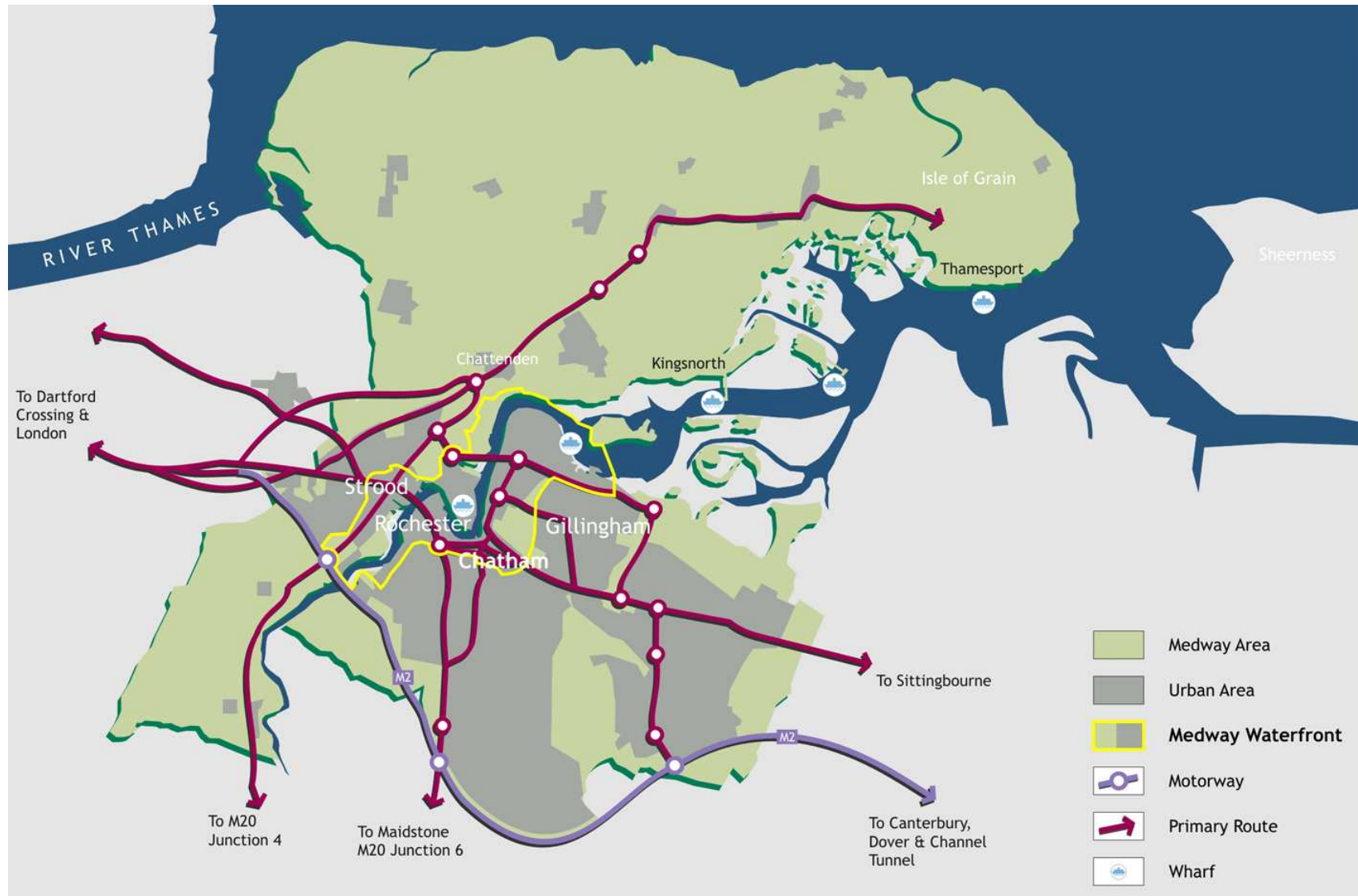
### Sustainable communities:

100,000 new homes, Olympic Games, Employment opportunities, Environmental Sustainability, Transport Infrastructure



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## Medway: Area and linkages





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## Medway: key waterfront regeneration sites



## Medway Regeneration Potential

- Medway waterfront: over 900 hectares of brownfield land; sites along 11 kilometres at its heart
- £6 billion of public and private investment in Medway over the next 10-15 years
- Population expected to rise to 300,000
- 10,000 university students by 2016

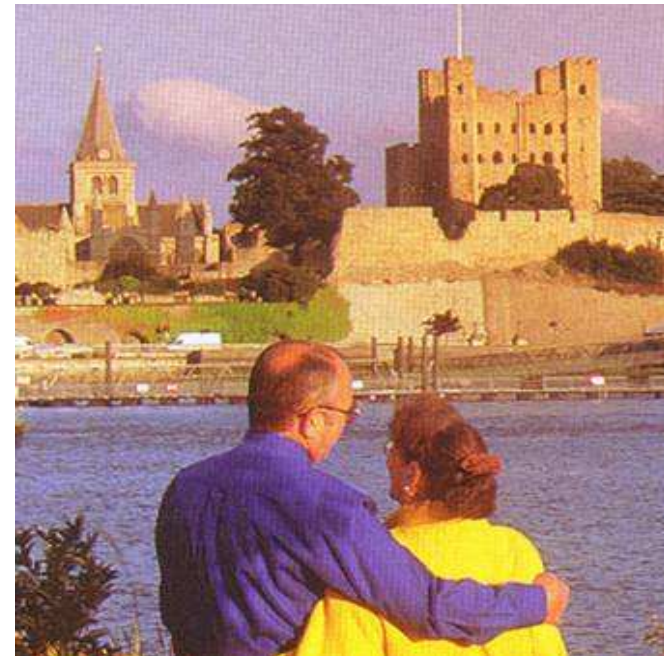




## Rochester Riverside - Background

### Rochester Riverside today:

- Flagship Thames Gateway scheme
- Part of Medway's Waterfront Strategy
- Approx 30 hectare site
- All land owned by public sector
- £80m public funding spent to-date
- Infrastructure works completed
- Outline Planning permission secured
- First Developers selected



*How did we arrive at this point.....*



# Rochester Riverside - Background

Location:









## Rochester Riverside - Background

Rochester Riverside in the 1990s:





# Rochester Riverside - Background

## Context:

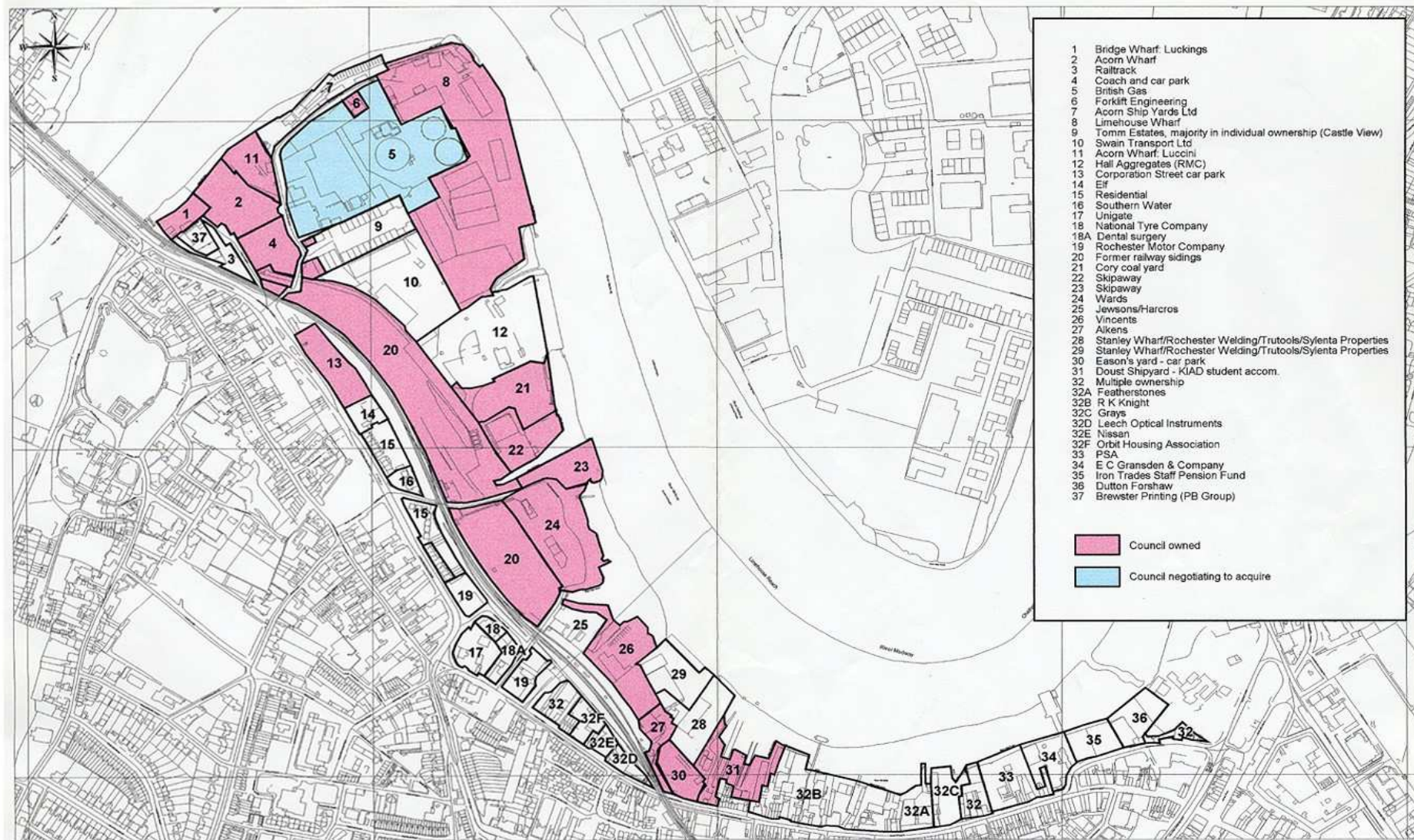
The area in the 1990s:

- Severance from urban core of Rochester
- Poor vehicular access
- No pedestrian access to River Medway
- Low grade industrial uses
- Bad neighbour uses
- Vacant, derelict and contaminated land
- Poor environment
- Fragmented land ownership
- Flood risk



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## 1990s: Land acquisition programme



# Rochester Riverside - Background

## 10 years of Progress:

- 1998 - Compulsory Purchase Order confirmed
- 1998 - Marketing of whole site
- 2000 - Developer A selected as preferred development partner
- 2000 - Developer A withdraw - unwilling to fund land acquisition
- 2001 - Council open negotiations with Developer B
- 2001 - Developer B withdraw
- 2001 - CPO served on remaining land owners
- 2003 - Medway included in Government's Thames Gateway Growth Area
- 2003 - Medway Local Plan highlights site as an action area for mixed-use development
- 2003 - Council forms partnership with SEEDA who will fund land purchases & etc
- 2004 - Masterplan and flood defence/engineering plans developed
- 2004 - Demolition starts
- 2004 - Medway seek Thames Gateway funds for engineering works
- 2004 - Detailed planning application made for engineering works
- 2004 - Outline planning application made for masterplan
- 2005 - SEEDA purchase gas lands
- 2005 - £38m Government funds confirmed for engineering works
- 2005 - Engineering works start
- 2006 - Outline planning permission granted for masterplan
- 2006 - Phased disposal approach agreed and marketing starts
- 2007 - Crest Nicholson selected as Phase 1 preferred developer



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### Public funding spent to-date:

Medway Council & predecessors:	£27m
SEEDA:	£17m
Government Thames Gateway:	£41m
TOTAL	£85m

Public funds have been vital, allowing removal of risk by land purchase, funding flood defences and land remediation. The site is now ready for development.

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### 2004: Demolition Progress



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## 2005 - 2008: Engineering works

- Site clearance and demolition
- Landraising by 1-2m
- 400,000m<sup>3</sup> of material from River Thames by dredger
- 2.5km new river wall & flood defence





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## 2005 - 2008: Infrastructure works

- Decontamination & demolition of 3 Gasholders
- Bioremediation – biopiles
- Biodiversity - creation of two creeks
- Temporary river walk

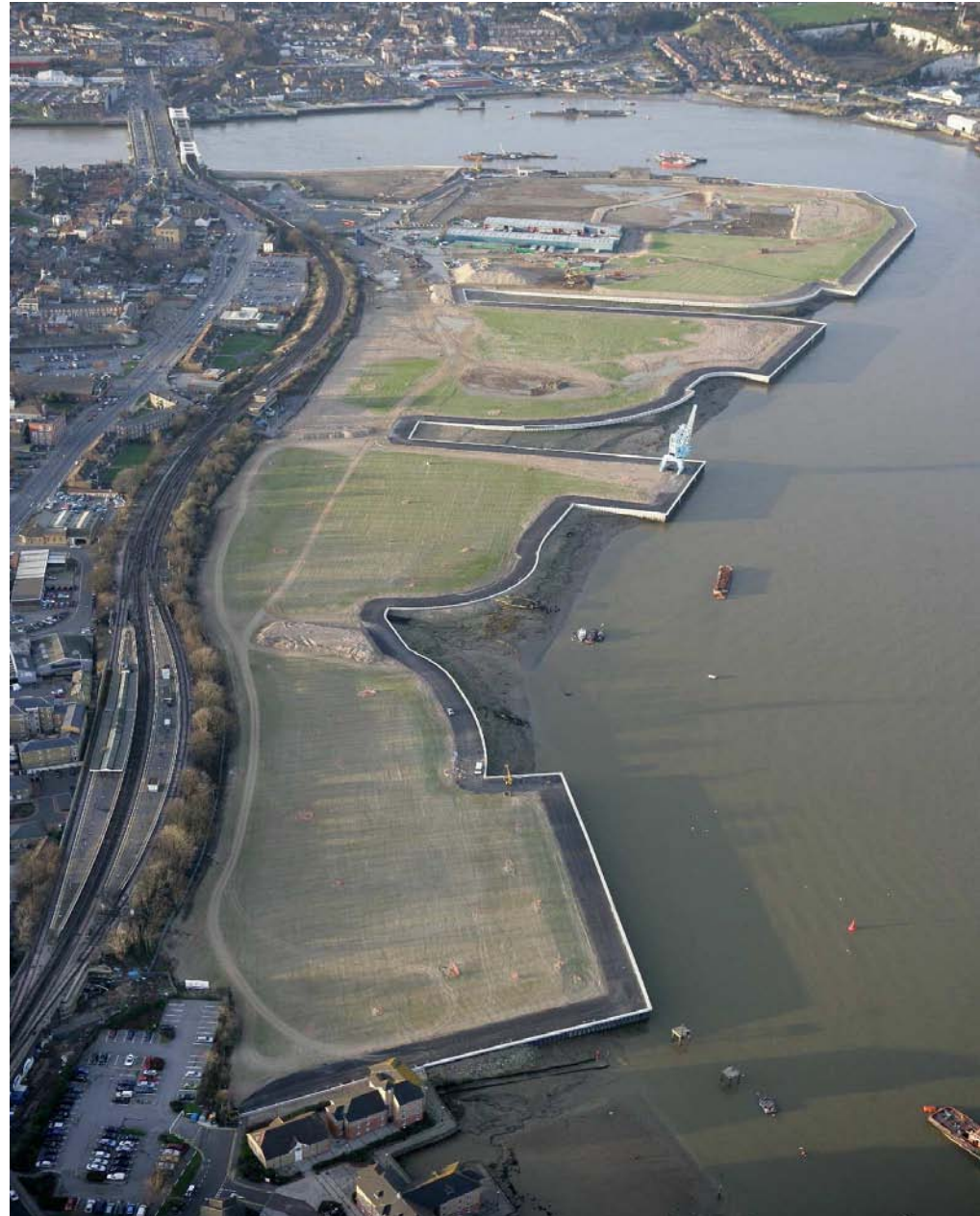


- KEY
- 📍 You are here
  - 1 Acorn Wharf
  - 2 Gashouse Point
  - 3 Limehouse Wharf
  - 4 Cory's Creek
  - 5 Cory's Wharf
  - 6 Blue Boar Creek
  - 7 Blue Boar Wharf
  - 8 Furrell's Creek
  - 9 Stanley Wharf



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2008: Site is ready for development



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### 2004 - 2006: Outline Planning Permission

- Application submitted 2004
- Consultation during 2004
- Permission granted June 2006
- 100 planning conditions
- Strategic approach to development
  - Design standards
  - Sustainability
  - Management arrangements
  - Landscape Plan





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### A new sustainable neighbourhood:

- 2,000 Homes
- Cafes, bars, offices, shops
- 2 Hotels
- Primary School
- Nursery Provision
- Health Facility
- Community Facility
- Footbridges and river walk
- Parks and play areas
- Multi-storey car park
- Market square



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## 2006: Development Approach: site disposal in phases

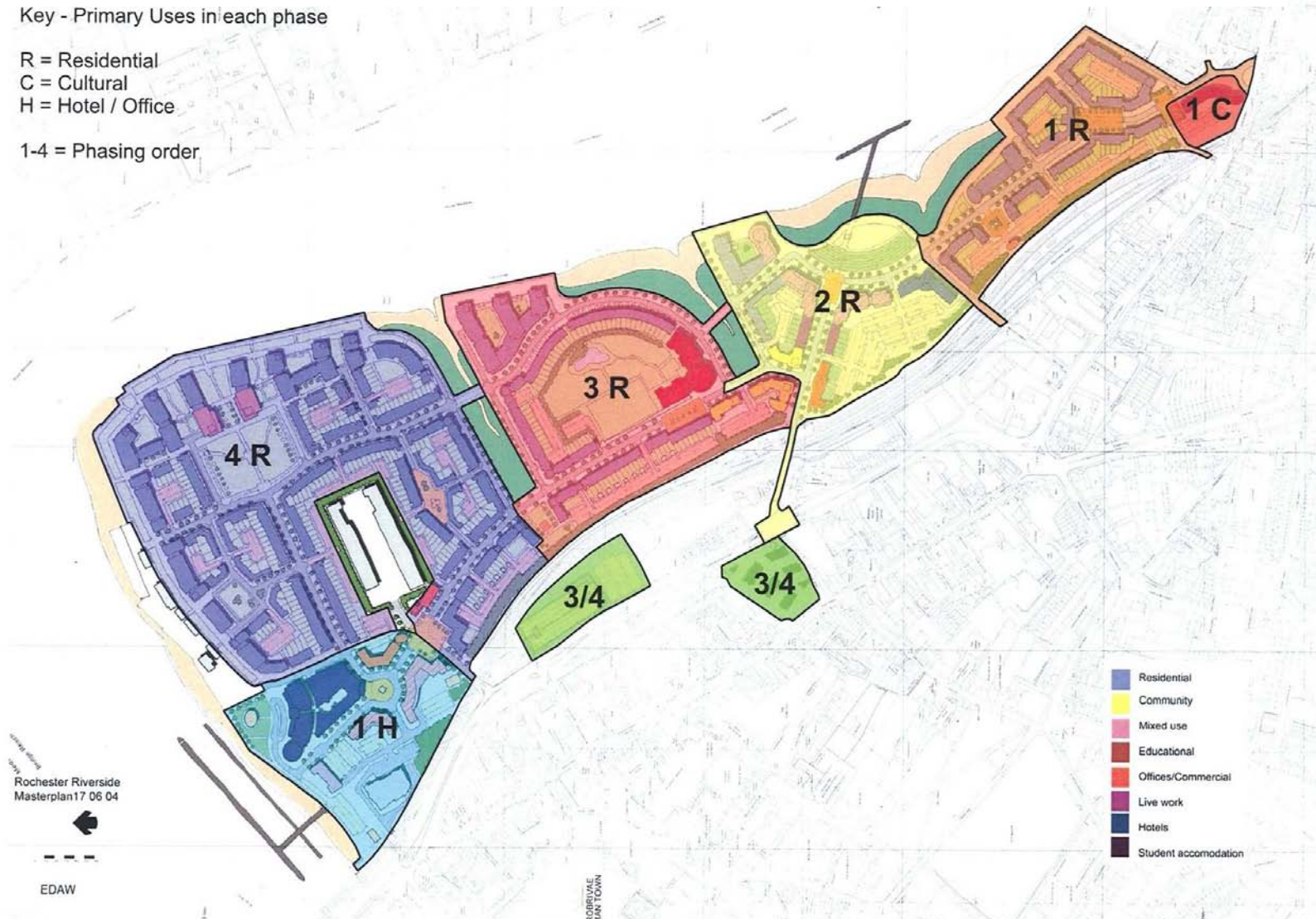
Key - Primary Uses in each phase

R = Residential

C = Cultural

H = Hotel / Office

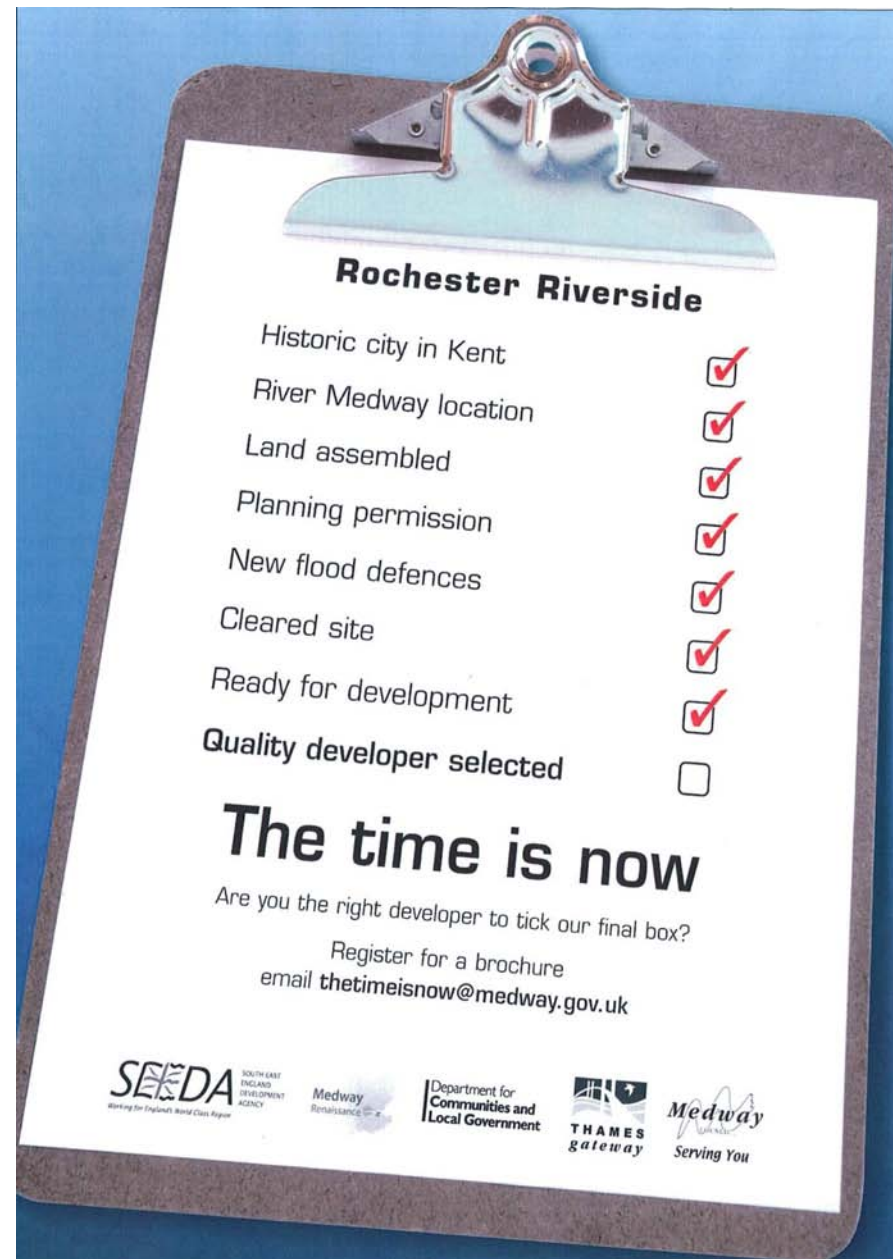
1-4 = Phasing order



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## 2006: Marketing Phase 1

- Search for the best developer partners
- Design quality critical
- Understanding of sustainability vital





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## 2007: Phase 1 Developer selection

- Key objectives:
  - High quality design
  - Delivery
  - Financially viable
- 4 developers shortlisted:
  - Bellway Homes
  - Countryside Properties
  - Crest Nicholson
  - Urban Splash
- Public Exhibition September 2007
- Crest Nicholson selected as preferred developer January 2008



### Anticipated Programme:

- 2009** First new homes built
- 2011** Primary school and community facilities built
- 2022** Anticipated completion of all development

### Key lessons:

- *Long term vision is required*
- *Successful delivery of large regeneration projects takes time and continuous work*
- *Public sector intervention acts as a catalyst for projects*
- *Public sector intervention reduces private sector risk*
- *If you don't succeed at first – review the options and try again!*