



SANDGATE ESCARPMENT
Martello Towers 6 and 7
and woodland

Public meeting

2 May 2018

Introductions

- **Peter Savage, Deputy Parish Clerk and Responsible Finance Officer**
- **Councillors Michael Fitch, Jan Holben, Tim Prater, Kurt Stephens, Guy Valentine-Neale and Adrian Watts**

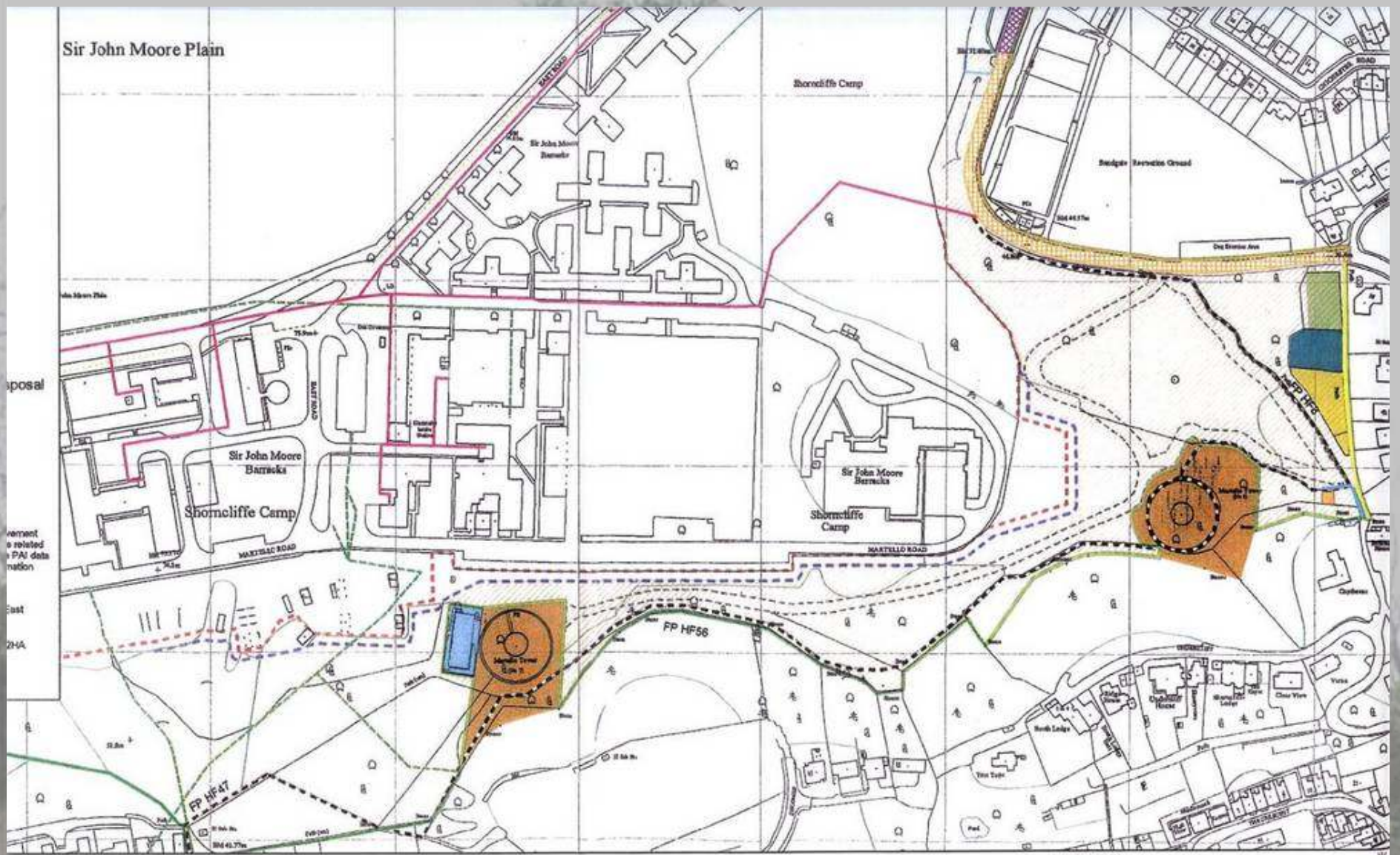
Martello Towers 6 and 7

- **Introductions**
- **Current marketing**
- **Planning position**
- **Offer to Sandgate Parish Council**
- **Options considered**
- **Appraisal**
- **Parish Council proposal**
- **Financial issues**
- **Questions – in meeting and privately**
- **Straw poll**

Marketing

- **Site as following slide**
- **Comprises**
 - **Martello Towers 6 and 7**
 - **Significant woodland**
 - **Public right of way (PROW)**
 - **Pillbox and unknown archaeology**
 - **Unknown biodiversity and wildlife**
- **Currently for sale at fixed price of £425,000 having been marketed for some months at £750,000**

Sir John Moore Plain



Proposed
 Environment related
 PAI data
 nation
 East
 2004

Proposed Works To:
 Martello Towers 6 & 7
 Nr Sandgate
 Kent

Client: Mr J Forge

Site Zones As Existing



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July 2009
 Scale: 1:2500 @ A3

Planning position

- **Outline permission to develop site adjacent to Military Road for five luxury house (see next slide)**
- **Outline permission to develop Martello Tower 7 as residential property**
- **Outline permission to develop Martello Tower 6 for holiday lets**
- **Substantial list of conditions and s106 agreement**



Plot No.	Proposed FFL	Proposed Roof Height (max)	Proposed height of building (max.)
1	42.80m	51.20m	8.4m
2	43.80m	55.10m	11.3m
3	42.90m	51.30m	8.4m
4	44.00m	52.40m	8.4m
5	42.80m	51.20m	8.4m

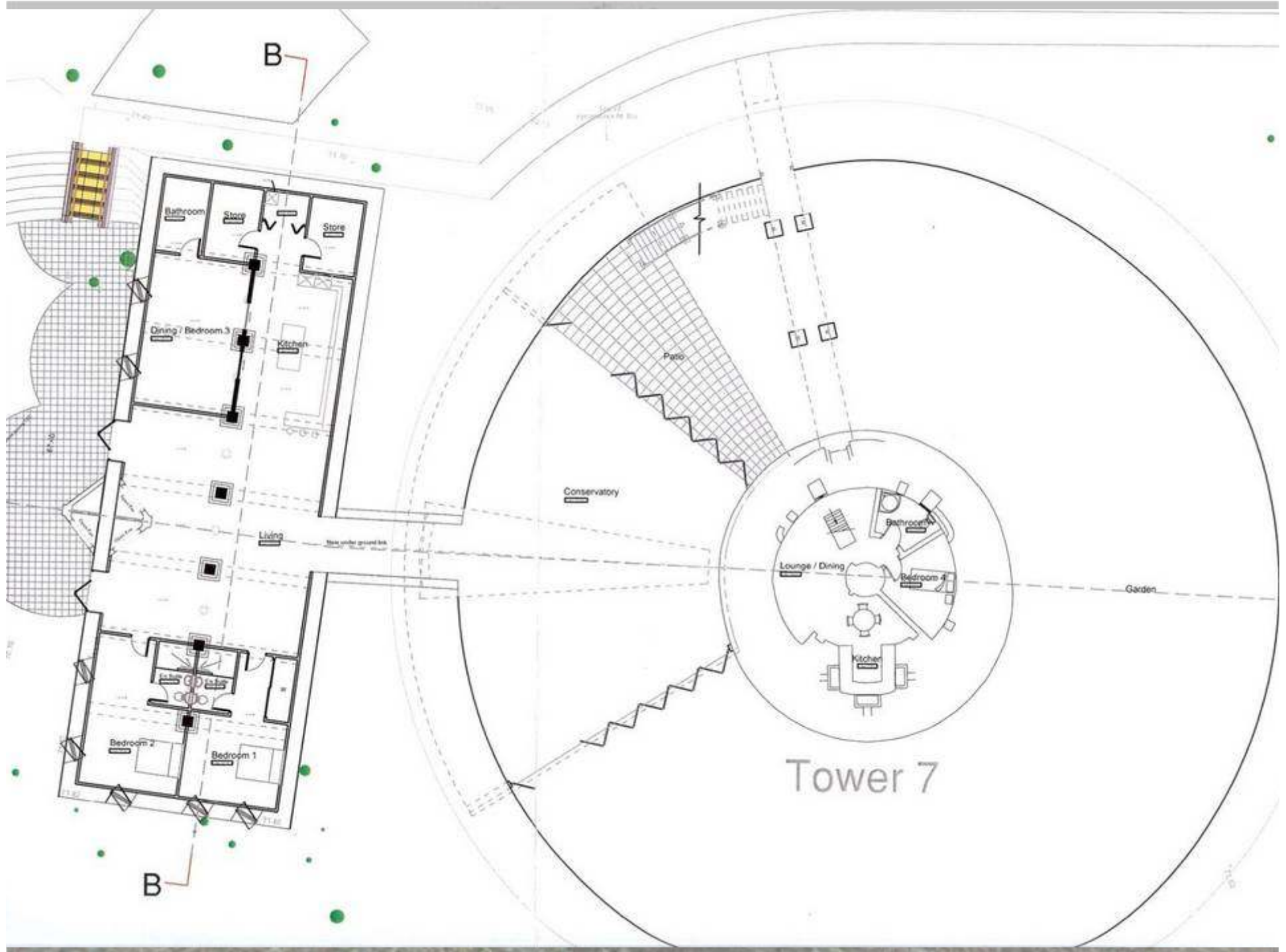
Levels are related existing site survey datum (OSBM)
Plot numbers are related to this drawing only for ref.

Dwg. No.09/14/307

**Martello Towers 6 & 7, Sandgate,
Folkestone, Kent**
Enabling Development Scheme.
1/500@A4 May 2015



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Conditions

- **Include**
 - **Enabling development only if commitment to removing Martello Towers from scheduled monuments “at risk” register (see s106 agreement)**
 - **Archaeological checks**
 - **Environmental checks**

Section 106 agreement

- **Two main sections (92 pages long)**
 - Escrow account requiring at least £500,000 to be set aside from profit of enabling development to be released in set tranches for Martello Tower development
 - £75,000 clawback to Ministry of Defence if site is developed
 - List of works required to Martello Towers

Offer to Sandgate PC (February)

- **Purchase of entire site with planning permission for £375,000**

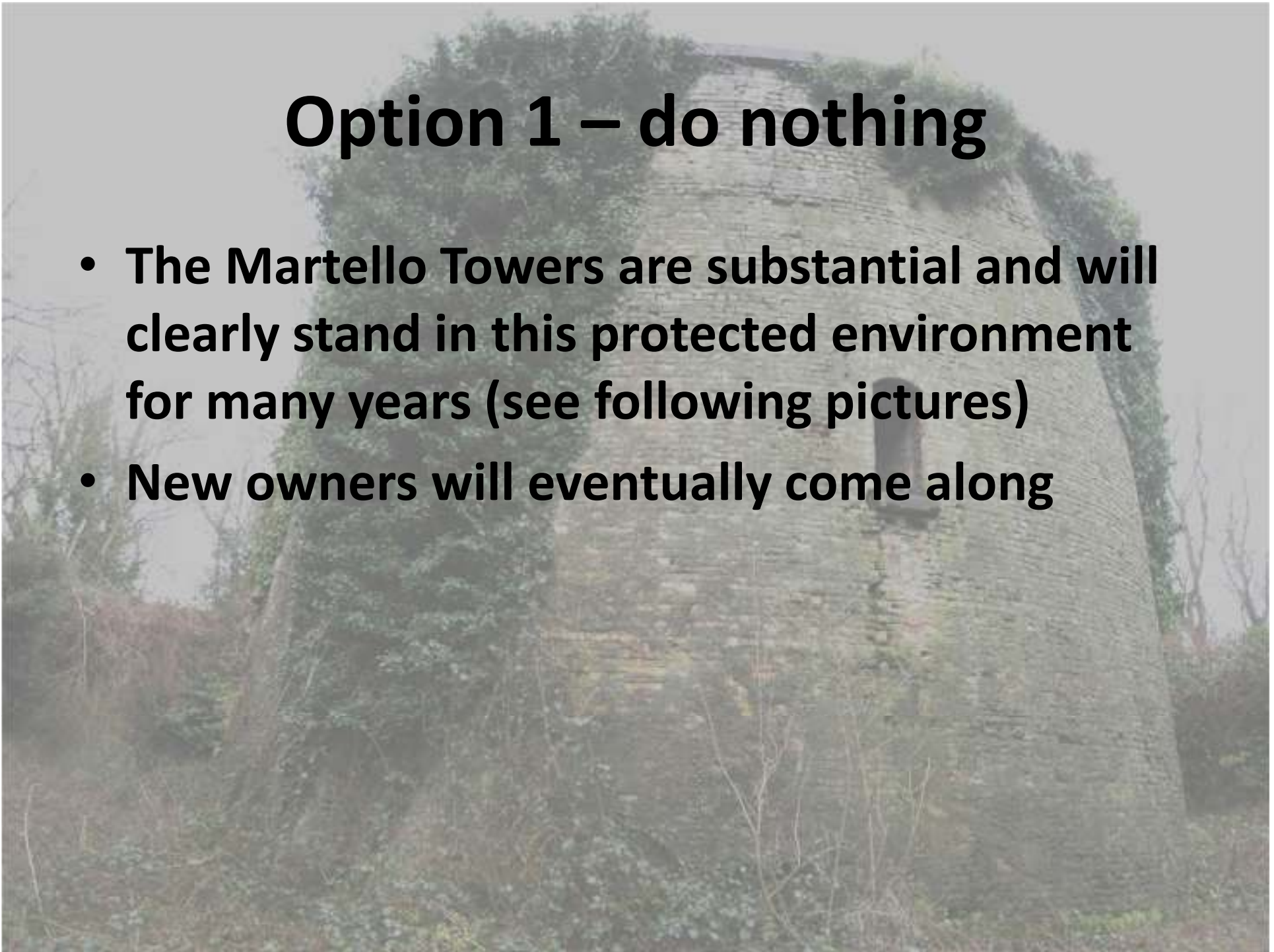


Options considered by Parish Council

1. **Do nothing: let the market decide whether there is a will to purchase the site or let it continue in current state**
2. **Purchase the site and implement the planning permission in full**
3. **Purchase the site and just restore the Martello Towers and woods for community uses**
4. **Purchase the site but sell the “housing land” to a developer, using the profits to just restore the Martello Towers and woods for community uses**

Option 1 – do nothing

- **The Martello Towers are substantial and will clearly stand in this protected environment for many years (see following pictures)**
- **New owners will eventually come along**































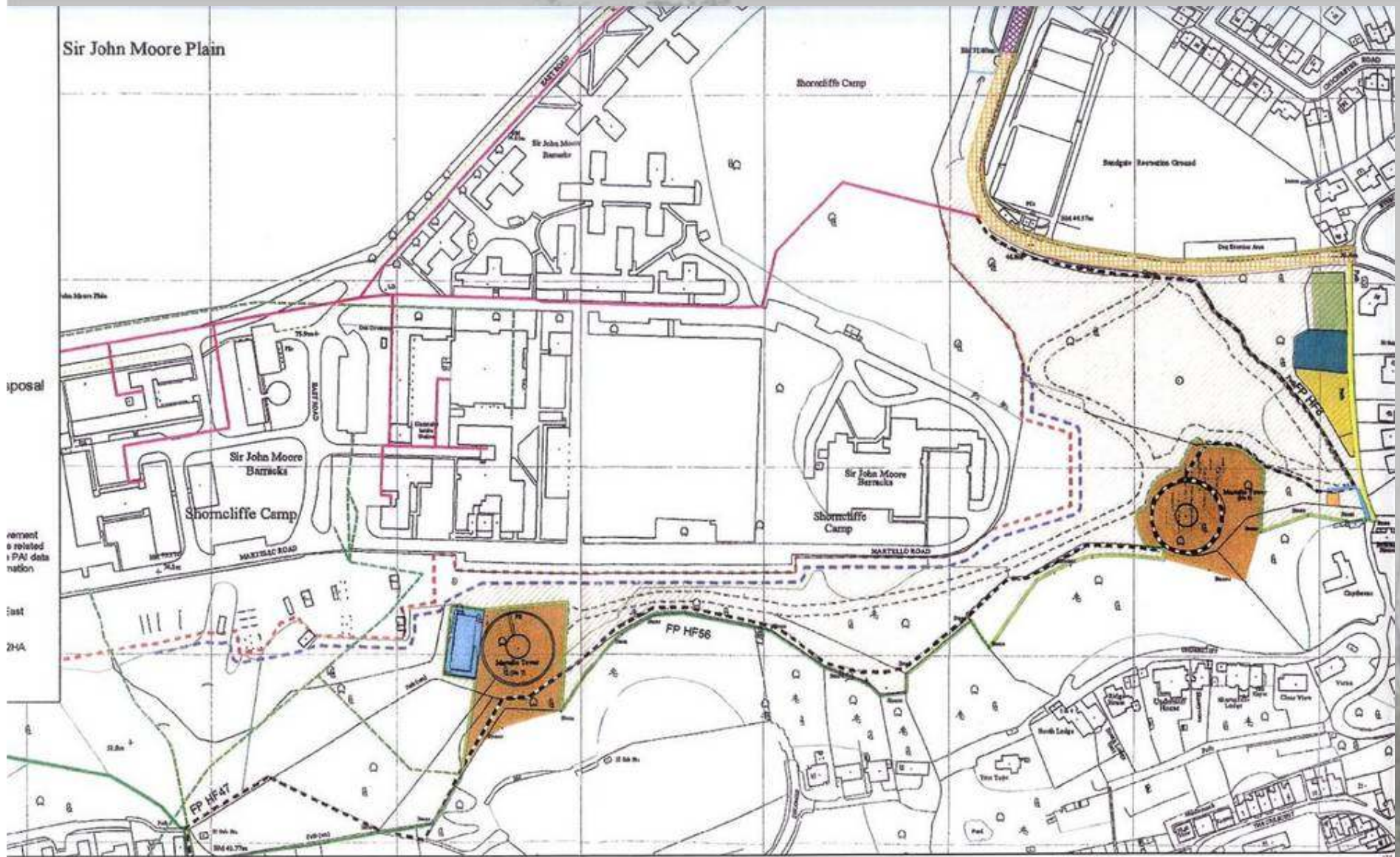




Option 2 – purchase and implement planning consent

- **Find a development partner for the housing**
- **Negotiate arrangements for land outside of the planning agreement**
- **Implement planning consent in full including the development of Martello Towers**

Sir John Moore Plain



positional

movement related
IPAI data
relation

East
244

7



Proposed Works To:
 Martello Towers 6 & 7
 Nr Sandgate
 Kent

Client: Mr J Forge

Site Zones As Existing

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July 2009
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Option 3 – purchase and implement community scheme

- **Borrow between £350,000 and £500,000 from Public Works Loan Board (PWLB)**
- **Work with local community organisations to draw in significant grants from Heritage Lottery Fund (and elsewhere?)**
- **Long term projects to conserve Martello Towers for community use and woods into local nature reserve**



Option 3 – possible community uses

- **Exhibitions**
- **Heritage open days**
- **Scout/guide/woodcraft folk/etc camps**
- **Social projects such as “men in sheds”**
- **Corporate away weekends**
- **Weddings**

Option 4 – hybrid scheme

- **Purchase site via PWLB finance**
- **Find developer to sell housing land to**
- **Restore and conserve Martello Towers and woodland for community use**

Appraisal

- **Option 1: do nothing – safe, low risk option to the council. Status quo remains. Development will eventually happen. No cost to the Council or tax payers**

Appraisal (2)

- **Option 2: purchase and develop**
 - **Pros:** Martello Towers retained and improved; woodland managed; financial position from low cost to zero cost to profit (assuming development partner could be found); lowest initial outlay; no long term financial burden if disposal occurs
 - **Cons:** high risk; loss of Martello Towers and much of the woodland for community use; not clear whether PWLB funding would be available
 - **Costs:** depends on purchase price but between £355,000 and £400,000 initially and between £100,000 profit to £100,000 debt long term

Appraisal (3)

- **Option 3: purchase for community use**
 - **Pros: Martello Towers and woodland retained in perpetuity; significant asset to the parish council area; full control over what happens next; best possible access to HLF grants (far from guaranteed)**
 - **Cons: long term debt on Council and residents; project management; meeting expectations**
 - **Costs: depends on purchase price, but between £355,000 and £500,000 for 25-50 years plus woodland management**







Appraisal (4)

- **Option 4: hybrid**
 - **Pros: Martello Towers and woodland retained in perpetuity; good access to HLF grants; possible removal or reduction of long term debt**
 - **Cons: “unpopular” development; risk that development partner could not be found**
 - **Costs: initial funding of £355,000 to £450,000 initially plus woodland management, but long term debt could decrease, disappear or become profit**

Proposal of Parish Council

- **That option 3 be pursued with a view to negotiating with the current owner for the following reasons:**
 - **Maximum benefit to the community, although recognising the long term debt and costs**
 - **Lowest risk (except for the “do nothing” option)**

Outcome of negotiations

- **Agreed purchase price of £355,000**
- **Approached PWLB for loan of £500,000 at 2.9% over 50 years**
- **Discussions with Historic England**

Parish Council plans

- **Current consultation**
- **Depending on outcome**
 - Buy site for £355,000
 - Take up PWLB loan of £500,000
 - Invest balance in the site on items such as path improvements, information boards, removing trees from Martello Tower 7 and providing access to the moat of one of the Towers
- **Work up other possible uses for the site – ideas welcome!**

Requirements of PWLB

- **Parish council precept survey/parish poll**
- **Business case**
- **Pass a resolution to borrow**
- **Include specifically in budget**

Valuation

- **Initially marketed at £750,000, now £425,000 fixed price**
- **Previously agreed sale for community venture at £500,000**
- **Individual Martello Towers: £150,000**
- **Woodland sites of this size: £100,000**
- **Value to this community**

Revenue costs

Year	Repayments £	Maintenance costs £	Contribution from precept £	Other income (lettings etc) £
2018-19	9339	1000	0	0
2019-20	18678	3000	18678	0
2020-21	18678	3000	18678	1000
2021-22	18678	3000	18678	3000
2022-2069	18678	3000	18678	5000

Capital investment

Year	Income £	Source	Expenditure £	Description	Balance £
2018-19	500,000	PWLB	355,000	Purchase	145,000
			75,000	Early improvements: paths, access to Martello Tower moat, information boards	70,000
2019-20	100,000	Grants	150,000	Major works to open up one of the Martello Towers. Targeted sources: Historic England, HLF, charitable sources	20,000
2020-21 To 2024-25	100,000	Grants	100,000	Major works to open up one of the Martello Towers. Targeted sources: Historic England, HLF, charitable sources	20,000

Costs to residents

	no of properties	cost per annum	cost per week		total contribution
		£	£		
Band A	200	6.50	0.13		1300.00
Band B	583	7.58	0.15		4421.08
Band C	765	8.67	0.17		6630.00
Band D	341	9.75	0.19		3324.75
Band E	191	11.92	0.23		2276.08
Band F	163	14.08	0.27		2295.58
Band G	140	16.25	0.31		2275.00
Band H	4	19.50	0.38		78.00
TOTAL	2387				22600.50

These figures assume 100% collection and full occupation. In reality collection rate is projected by Folkestone and Hythe District Council 97.5% and many properties enjoy single occupant discounts.

Questions

- We are all happy to take questions here in front of the audience or privately
- Email: clerk@sandgatepc.org.uk

Straw poll

- Please come to the Library if possible for the *Referendum* on 9 May between 9 am and 9pm, but for now an indication of support or opposition by show of hands would be appreciated