



## Queenborough and Rushenden Regeneration

### Update for Sheppey Area Committee – September 2021

Thank-you for the opportunity to provide an update about the Queenborough and Rushenden project, and apologies I am not able to be there in person.

Progress on the Queenborough and Rushenden project has been slightly delayed due to Covid 19 and issues with availability of materials, but on the whole things are going well and it is hoped that two of the three remaining sites will be ready for development within the next two years. Homes England is exploring options for enabling the housing development works to start with the first new housing being available by 2024-25.

#### **Klondyke Site**

This is the former Sheppey Industries site which is bordered by the Swale estuary to the west and the Queenborough Creek to the north. Homes England and Swale Council were successful in applying for £6.2m of Housing Infrastructure Fund (HIF) funding to prepare the site for housing development.

This funding enabled the appointment of Cognition Land and Water in 2020 to undertake the main works contract on the Klondyke site. This involves remediation of land that is contaminated due to the former industrial uses on the site, and land raising to bring the site up to a flood safe development platform. Works on this site are progressing well and will complete in 2022, however the land raising needs approximately a year to settle before it will be ready for development in 2023. A project management company, Campbell Reith, has also been appointed to ensure the works are progressing in accordance with plans.



*HIF funded works to Klondyke Site*



## **Wildlife and Vegetation**

As initial works took place on the Klondyke site, the temporary removal of vegetation to enable the works to be carried out was carefully timed to protect breeding birds and reptiles. Reptiles found on the site were captured and transferred to a new specially created habitat near Leysdown on Sea.

Once the remediation and land raising works have been completed, through the implementation of the Ecology and Landscape Management Plan (which forms part of the planning documents), the rough grassland and scrub will be replaced by a new attractive area of open space with scattered trees and shrubs. This will be designed to be in keeping with the features and characteristics of the Queenborough Conservation Area for the benefit of wildlife, members of the public and future residents along the banks of the Creek. It will protect and enhance habitats for wildlife creating Biodiversity Net Gain in accordance with the emerging policies within the Swale Local Plan. In addition, there will also be a footpath running through the grassed area making it an attractive recreational route.



*Specially created reptile translocation site*

## **Twyfords site**

This is the site of the former Twyfords factory. Works to raise the land to development platform level have been ongoing for three years. It is expected these works will complete by the end of this year, followed by a settlement period of up to one year. This site is earmarked for the delivery of a new primary school. Homes England is in discussion with Kent County Council about this.

## **Pumping Station**

A new water pumping station will be built in the south west corner of the Twyfords site. This will replace the existing pumping station which has reached the end of its useful life. This will also be funded by HIF funding. Full planning consent was awarded in August 2021 and procurement of a contractor to deliver this is now under way and it is expected the new pump station will be complete by mid-2022.