

CHURCHGATE PROJECT PROCESS TIMELINE

Project Background

Production of Hitchin Town Centre Strategy (2004)



Preparation and Adoption of Churchgate Planning Brief (2005)



Procurement of Development Partner (Started May 2008)



Appointment of Simons as Development Partner (March 2010)

Pre Planning to Viability Phase



Public Exhibition of Simons Tender Scheme (18th May to 5th June 2010)



(Current Stage) On-going Consultation with Stakeholders, landowners and potential occupiers



Work up Scheme Design and Options Proposals that will seek to address public concerns, meet potential occupier requirements and planning requirements



Further Public Exhibition on scheme evolution

Planning Application Phase



Preparation of Planning Application having satisfied viability test



Submission of Planning Application in accordance with the requirements of the LPA



Possible Grant of Planning Permission then Complying with Conditions

Pre- Construction Phase



Preparing Tender documents for procuring contractors



Appointment of Sub-contractors



Discharging conditions and S106 requirements – including liaison with local community and affected parties leading up to construction

Post Contractor and Construction Phase



Setting up construction design work and lead in period for construction on site



Undertaking construction on site in accordance with agreed phasing plan



Scheme Opens