

Weston Villages Joint Delivery Review Board

Interim monitoring paper – April 2016



Housing

Site visits have been undertaken to record dwelling completions for the monitoring period 2015/16. Headline findings were as follows:

- Locking Parklands – 10 remaining dwellings from phase 2 now recorded as completed, bringing the total developed to 250 units (phases 1 and 2). Work on site has now resumed and phase 3 is underway.
- Haywood Village – sub area 1 complete, and sub area 2 considerably under construction, with first 50 units of this phase recorded as complete. 317 units in total recorded complete to date.

A full updated development trajectory (copy attached) has been prepared to take account of the completion figures, current capacities and anticipated delivery rates.

Jobs

Site visits ongoing, to be followed up by direct communication with occupiers to confirm current job numbers. Current known employment developments across the Weston Villages sites are:

- Locking Parklands offices (currently vacant)
- The Hive
- The Landing Light Public House
- Travelodge
- Safelab Systems Ltd and additional light industrial units at Weston Airfield
- North Somerset Enterprise Technical College (under construction)

In addition to these 'on-site' developments, job credits will also be applied as per the agreed methodology, and apprenticeships and construction jobs taken into consideration. These will be reported to the board at the next meeting.

Infrastructure

- Weston Package and J21 outbound works phase 1: complete. Bidding for match-funding for phase 2a (northbound merge) and Queensway improvements.
- West Wick roundabout improvements starting imminently.
- Strategic Flood Solution: Superpond South complete. Final works on River Banwell scheme delayed due to weather but due to recommence shortly for completion before summer.
- Cross Airfield Link: completion expected later in 2016.
- North South Link: delay due to resolving design but construction expected to start later this year.
- NSETC and Haywood Village Primary School and shared-use community facilities: nearing completion for opening Sept 2016.
- Cycle & footpath improvements delivered along A371.
- Campus improvements delivered; Locking Parklands chapel restoration starting imminently.

Weston Villages development trajectory - April 2016

RLS Reference	Planning application	Location	Developer/ Owner	Current consent status	Total number of dwellings	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	TOTAL
4/558a	09/P/1614/F	Locking Parklands Phase 1	St Modwen/ HCA	Full consent	100	23	45	32	-	-	-	-	-	-	-	-	-	-	-	-	100
4/558b	12/P/0760/F	Locking Parklands Phase 2	St Modwen/ HCA	Full consent	150	0	0	65	75	10	-	-	-	-	-	-	-	-	-	-	150
4/558c	13/P/0997/OT2	Locking Parklands future phases	St Modwen/ HCA	Outline consent	1,032	0	0	0	0	0	0	60	125	125	125	125	125	125	125	97	1,032
4/558c(i)	15/P/1777/RM	Locking Parklands Phase 3	St Modwen/ HCA	Full consent	168	0	0	0	0	0	34	60	60	14	-	-	-	-	-	-	168
4/558d	12/P/1266/OT2	Locking Parklands,south of Churchlands Way and Wolvershill Road	Mead Realisations	Outline consent	1,150	0	0	0	0	0	50	125	125	125	125	125	125	125	125	100	1,150
4/558e	-	Locking Parklands NSC	North Somerset	No current consent	750	0	0	0	0	0	0	100	100	100	100	100	100	100	50	-	750
4/558f	-	Locking Parklands Residual	St Modwen/ HCA	No current consent	600	0	0	0	0	0	0	50	100	100	100	100	100	50	-	-	600
PARKLANDS VILLAGE TOTAL					3,950	23	45	97	75	10	84	395	510	464	450	450	450	400	300	197	3,950
Parklands Village cumulative					-	23	68	165	240	250	334	729	1,239	1,703	2,153	2,603	3,053	3,453	3,753	3,950	
4/568a	10/P/0756/OT2	Winterstoke Village Phase 1	Persimmon	Outline consent	242	0	0	0	0	0	0	0	100	100	42	-	-	-	-	-	242
4/568a(i)	13/P/0834/RM	Haywood Village, sub area 1	Persimmon	Full consent	269	0	0	0	132	135	2	-	-	-	-	-	-	-	-	-	269
4/568a(ii)	14/P/2723/RM	Haywood Village, sub area 2	Persimmon	Full consent	251	0	0	0	0	50	125	76	-	-	-	-	-	-	-	-	251
4/568a(iii)	15/P/2437/RM	Haywood Village, sub area 3	Persimmon	Full consent	95	0	0	0	0	0	50	45	-	-	-	-	-	-	-	-	95
4/568a(iv)	15/P/2570/RM	Haywood Village, local centre area	Persimmon	Full consent	43	0	0	0	0	0	43	-	-	-	-	-	-	-	-	-	43
4/568b	12/P/1510/OT2	Winterstoke Remainder	Persimmon	Outline consent approved subject to S106	1,650	0	0	0	0	0	0	100	125	150	200	225	225	225	200	200	1,650
WINTERSTOKE VILLAGE TOTAL					2,550	0	0	0	132	185	220	221	225	250	242	225	225	225	200	200	2,550
Winterstoke Village cumulative					-	0	0	0	132	317	537	758	983	1,233	1,475	1,700	1,925	2,150	2,350	2,550	
WESTON VILLAGES TOTAL					6,500	23	45	97	207	195	304	616	735	714	692	675	675	625	500	397	6,500
WESTON VILLAGES CUMULATIVE					-	23	68	165	372	567	871	1,487	2,222	2,936	3,628	4,303	4,978	5,603	6,103	6,500	

J21 Enterprise Area: Joint Delivery and Review Board

Wednesday 27 April 2016

Town Hall, Rickford Room 2-4pm

Attending: Paul Davis (Persimmon); Paul Drake (Mead); Ian Guy (St. Modwen); David Carter (NSC); Stephen Bashford (NSC); Jenny Ford (NSC); Alastair Shankland (NSC); Natalie Richards (NSC).

Apologies: Martin O'Neill (NSC)

MINUTES

1. Welcome & introductions

David Carter introduced himself as the new Director of Development & Environment replacing David Turner.

2. General updates & issues

PDa reported good progress at the Airfield but that they struggled with delays on planning applications. DC asked for any good practice from elsewhere and for any evidence else that could help NSC in putting a case to government for additional resourcing.

3. Economic ambitions for J21 EA and the role of the JDRB

SB gave a presentation on the strategy and issues for the J21 EA (attached) and asked the group for comments on the approach and role of the JDRB. Discussion points included:

- The role of the group in monitoring and recording progress and felt that job monitoring could be sharpened up so that any future shortfalls could be tackled early on. **Agreed that future meetings should include job pipeline forecast for review (NR to action).**
- Connections to indigenous businesses. This was possibly part of the marketing group's role, but the focus on inward investment should not be lost. Any intelligence gathered from e.g. businesses at The Hive should be shared with the group.
- The lack of a clear identity for the J21 EA remained a barrier to progress and possibly the approach to date had been too all-inclusive of all proposals. A greater sectoral focus could be of benefit. **Agreed: that future meetings of the group should include a presentation on the Food & Drink Centre proposals and information on the financial services sector (SB/AS).** Any information on why businesses were rejecting J21 EA as a location would also be helpful – **AS to report to future meetings.**

- Location was critical to gaining investment – some sites were more attractive than others. It was emphasised that NSC would welcome and encourage a collaborative approach to delivery across the sites, particularly at Parklands; as a minimum an understanding of the respective phasing of proposals was required. **Agreed that the group should explore what could be done to develop this option (NSC/all).**
- The scope for large-scale public sector intervention; SB confirmed NSC was considering what interventions it could take.

3. Weston Villages monitoring report and site updates

NR presented the report. The trajectories were agreed, subject to an amendment to Locking Parklands phase 3(i) to reflect a slower delivery rate over the next three years (see below).

Credits for off-site jobs and other aspects of the wider monitoring would be brought to the next meeting as part of the Annual Monitoring Report (AMR).

Actions:

- **NR to re-issue the report with correction to Locking Parklands numbers.**
- **NR to bring AMR to next meeting.**

Developers provided updates on their individual sites:

Locking Parklands

Work had started but only 34 units were estimated to be delivered in 2016/17 with around 60 per year for the subsequent two years. After that delivery would accelerate as it was likely a second outlet would come forward on site.

Haywood Village (Weston Airfield)

PDa reported that Persimmon were currently operating three outlets each selling around 50 – 60 units per week and that a fourth outlet might open up in due course, subject to demand.

All demolition of hangers was complete other than the Combat Gym building.

In terms of infrastructure:

- Work had started on the final section of the Cross Airfield Link (CAL) up to but not including the roundabout at Winterstoke Road. This would be on hold due to (i) the NSC embargo on works on this road during the peak summer period; and (ii) the need to re-design the roundabout to accommodate the nearby Lidl development; there was a meeting next week – PDa would alert NSC if support was needed to help resolve issues.
- Haywood Village primary school (including community facilities) and the NSETC would both be completed during the summer for opening in September.
- The first play park is complete and adopted and a second is nearing completion.

Mead

Hoping to start work on site in around six months' time.

Infrastructure – health practice

Further to the infrastructure comments above and in the report, JF noted that NHS England and the North Somerset Clinical Commissioning Group (CCG) had started work on their business plan for the health practice for delivery around 2020.

4. Date of next meeting

2 – 4pm, Wednesday 27th July 2016, Town Hall, Weston-super-Mare

As this is the holiday period attendees are asked to check in advance that they are able to confirm.