

Core Strategy examination of remitted policies, June 2016
UPDATE ON WESTON-SUPER-MARE DELIVERY

A. WESTON VILLAGES

1. Infrastructure delivery

The Core Strategy Infrastructure Delivery Plan identified a range of infrastructure requirements relevant to the Weston Villages. The table below provides an update on delivery progress.

Infrastructure	Progress at June 2016
Weston Package major transport scheme	Complete
Junction 21 outbound improvements	Phase 1 complete. Delivery of further improvements expected 2018.
Cross Airfield Link ("the Runway" – main access to Weston Airfield)	First two phases complete. Full opening expected July 2017.
North South Link and West Wick roundabout improvements	Funding secured from West of England City Deal Economic Development Fund. Construction due 2017.
Bus services	Shuttle bus operational at Locking Parklands. Development contributions secured for additional provision as site builds out.
Cycle & pedestrian routes & PROW	Key routes are being provided along CAL and North South Link. Other on-site elements will be phased with build-out. A371 link between sites upgraded in 2016.
Airfield Bridge Link	Land safeguarded at Weston Airfield.
Weston Villages Strategic Flood Solution	Substantively complete, other than final phase at Weston Airfield which will be delivered by developer.
Broadband provision	In place for residential and commercial developments to date and will be rolled out with site build-out.
North Somerset Enterprise & Technology College (NSETC)	Under construction for opening Sept 2016, incl. up to 300 places for 14 – 16 year olds.
Other secondary school expansions	Land safeguarded at Locking Parklands and development contributions secured from applications to date.
5 x primary schools	First school opening at Haywood Village (Weston Airfield) in Sept 2016. Application for second school at Locking Parklands submitted. Third school secured through S106 with Mead Realisations; others expected to follow with subsequent applications.
Pre-schools	First provision due to open at restored Locking Parklands chapel later in 2016.
On-site leisure & community facilities	Locking Parklands: first MUGA and play area complete; chapel restoration due 2016 providing community space

Infrastructure	Progress at June 2016
	and pre-school; primary school opening Sept 2017 with shared community facilities. Weston Airfield: Haywood Village primary school facilities include community-only meeting room, shared-use hall, sports pitches and MUGA. Opening Sept 2016. Other facilities secured in S106 agreements.
Improvements to off-site leisure & libraries	Improvements made to Campus leisure centre to increase capacity.
Health	S106 contributions and land secured for health practice at Locking Parklands – expected to open 2018 – 2020.
Local centres	- Weston Airfield local centre area under construction. - Outline consent in place for Parklands Village, first stages of construction will be phased with North South Link delivery.

2. Planning consents

The housing trajectory submitted as in paper CC/24 has been agreed by the Weston Villages developers at the Weston Villages Joint Delivery & Review Board meeting on 27 April 2016. In total 5,150 dwellings have been consented or approved by committee subject to S106.

The trajectory assumes a build-up over the next few years to a peak of 650 units a year from 2018 – 2021. Similar rates have been achieved elsewhere on major development sites in North Somerset such as in Portishead.

3. Employment-led approach

a) Working with developers

A shared approach to employment-led delivery was agreed through the “Joint Position Statement on the delivery and monitoring of employment-led growth at the Weston Villages”, submission ED/25 to the original 2011 – 12 Core Strategy examination. This included:

- Regular meetings of a Joint Delivery & Review Board (JDRB) to implement and monitor the agreement
- A phased trajectory allowing time at the start of development for infrastructure to be put in place and momentum to build up.
- Significant joint marketing activity.
- Targets for apprenticeships and use of local contractors.
- Local Development Order (LDO) adopted.
- Support for infrastructure delivery & funding bids.

The principles and targets above are embedded in the S106 agreements on the applications consented to date (3,500 dwellings). These include review mechanisms to agree remedial actions should job delivery not meet targets (there is not an immediate or absolute block on further housing).

The significance of the area for employment has been recognised through West of England and national designation as an Enterprise Area. As a result, 100% of business rates from this and the other Enterprise Areas in the West of England are retained within the sub-region to fund investment in infrastructure. Part of the area has also achieved Food Enterprise Zone status from DEFRA and BIS.

b) NSC interventions

In addition to working with developers, NSC has recognised the need to bring forward proposals on its own land and with other partners. Its interventions are focused on creating a step change in the economy, not just in the number of jobs, but in the type and quality, building on existing sectors and networks.

A key proposal is the Food & Drink Innovation Centre proposed for NSC-owned land at Weston Airfield, within the Food Enterprise Zone. The proposal is supported by the West of England LEP who have designated it a priority for Local Growth Funding. A planning application is due to be submitted with a start on site in the next 18 months. The centre is expected to create more than 200 jobs.

c) Job delivery in the Junction 21 Enterprise Area, 2013 - 2016:

Scheme	Site	Jobs
<i>Completed</i>		
Knightstone Housing HQ	Weston Gateway Business Park	309
Weston-super-Mare pub	Weston Gateway Business Park	25
The Hive, WAF	Weston Business Quarter (Weston Airfield)	174
Landing Light pub	Weston Business Quarter	25
Safelab	Weston Business Quarter	34
Light industrial units adjacent to Safelab	Weston Business Quarter	60
Locking Parklands speculative office	Locking Parklands	49
Travelodge hotel	Weston Business Quarter	28
<i>Sub-total</i>		704
<i>Under construction</i>		
NSETC – opening Sept 2016	Weston Business Quarter	70
Haywood Village primary school – opening Sept 2016	Haywood Village (Weston Airfield)	33
<i>Sub-total</i>		103
<i>Pipeline 2016 – 2018 (planning consent or formal pre-application enquiry)</i>		
Enterprise House	Weston Gateway Business Park	216
Police response centre	Weston Gateway Business Park	54
Creche & food outlet	Weston Business Quarter	20
Red Lodge Business Park	Gateway area	40
Hotel	Weston Gateway Business Park	40
Food & Drink Technology Centre (Local Growth funding)	Weston Business Quarter (NSC-owned area)	210
Primary school, Locking Parklands	Locking Parklands	33
<i>Sub-total</i>		613
Total		1,420

- This demonstrates delivery of 807 jobs against 894 houses by 2016/17, in line with the target ratio for the first five years of development of 0.9 jobs per home.
- 1,420 jobs against 1,445 houses are expected to be completed by 2018. The job number is slightly below the target of 1,596 but it is anticipated that additional schemes will come forward over the next couple of years to make up the numbers.

Progress should be noted against:

- A background of the global economic crash since 2008.
- An average employment-land take-up of 1.3ha/yr per year from 1996 – 2013 across the whole of Weston-super-Mare. In the Enterprise Area alone more than 10ha has been constructed or committed since 2013, in addition to non-EA development such as Dolphin Square in the Town Centre (an extra 300 jobs). This demonstrates a clear step-change in momentum.
- The Junction 21 Enterprise Area Has delivered more jobs than any of the other five WoE Enterprise Areas over this period.

B. WESTON TOWN CENTRE

a) Interventions to support delivery:

NSC acknowledges that proposals for growth in Weston Town Centre are ambitious and will require intervention if they are to succeed.

Key to this is a strong partnership between the HCA and NSC, including:

- A Weston Regeneration Joint Investment Board.
- Development of an enabling masterplan and Town Centre SPD, with a focus on ensuring quality whilst removing barriers to delivery.
- Land assembly, including buying-out the lease of Avoncrest Ltd. at the Weston Links site and NSC purchase of the Magistrate's Court and police station.
- Joint programmes and funding bids for infrastructure and site investment, encompassing transport, utilities, education, health and community, as well as Starter Homes. Home Zone status has been awarded.
- Appointment of a multi-disciplinary panel to ensure project management, strategic programming and delivery are in place.

b) Employment-led approach

A site-by-site approach to employment-led requirements is not practical in the Town Centre given the dispersed small-scale nature of most sites. This is acknowledged in the "Employment-led delivery at Weston-super-Mare" SPD (<http://www.n-somerset.gov.uk/wp-content/uploads/2015/11/employment-led-delivery-supplementary-planning-document.pdf>), which allows for off-site provision and/or financial contributions from smaller sites.