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

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PARKLANDS VILLAGE TOTAL 3,950 23 45 97 75 10 84 395 510 464 450 450 400 300 197 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

4.558a(i) 13/P/0834/RM Winterstoke Village Phase 1 Persimmon Outline consent | 242 0 0 0 0 0 0 0 0 0 0 100 100 42 - - - - - - - - 242 |
4.558a(ii) 14/P/2723/RM Haywood Village, sub area 2 Persimmon Full consent | 251 0 0 0 0 0 0 0 50 125 76 - - - - - - - - - - - - 251 |
4.558a(iii) 15/P/2437/RM Haywood Village, sub area 3 Persimmon Full consent | 95 0 0 0 0 0 0 0 50 45 - - - - - - - - - - - - - - - 95 |
4.558a(iv) 15/P/2570/RM Haywood Village, local centre area Persimmon Full consent | 43 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 - - - - - 43 |
4.558b 12/P/1510/OT2 Winterstoke Remainder Persimmon Outline consent approved subject to S106 | 1,650 0 0 0 0 0 0 0 0 100 125 150 200 225 225 225 200 200 1,650 |

WINTERSTOKE VILLAGE TOTAL 2,550 0 0 0 132 185 220 221 225 250 242 225 225 225 250 200 200 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
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:

Locked 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.