

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 2 September 2013

Portfolio: Strategic Planning and Environment
Subject: Preparation of Welborne Plan: Quarterly Financial Update
Report of: Director of Planning and Environment
Strategy/Policy: Fareham Local Development Framework

Corporate Objective: To protect and enhance the environment
Maintain and extend prosperity
Leisure for Health and Fun
A balanced housing market
Strong and Inclusive Communities
Dynamic, prudent and progressive Council

Purpose:

To advise the Executive on the updated costs for the preparation of the Welborne Plan.

Executive summary:

This report sets out the latest projected and incurred expenditure relating to the development of the Welborne Plan, and will be followed by quarterly financial updates during the period of preparation of the Welborne Plan. The report updates the Executive on the position reported to the Executive at their meeting on 5 November 2012. Since the previous report, additional consultancy work has been required in order to take account of on-going discussions with key parties including the principal landowners and statutory agencies and to address issues raised in the recent public consultation on the draft Welborne Plan.

Recommendation:

That the Executive notes the quarterly update on the financial costs of producing the Welborne Plan.

Reason:

To set out the updated expenditure and funding involved in the preparation of the Welborne Plan.

Cost of proposals:

To be met within existing resources and predominately funded from the Housing and Planning Delivery Grant reserve and the New Homes Bonus Grant.

Appendices: None.

Background paper: Report to the Executive on 5 November 2012 - New Community North of Fareham Area Action Plan - Revised Timetable Plan Preparation by the Director of Planning and Environment.

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Executive Briefing Paper

Date: 2 September 2013

Subject: Preparation of Welborne Plan: Quarterly Financial Update

Briefing by: Director of Planning and Environment

Portfolio: Strategic Planning and Environment

BACKGROUND

1. A report to the Executive on 5 November 2012 set out the projected and incurred expenditure relating to the development of a Local Plan for Welborne. These figures are shown in the table below.

WELBORNE PROJECT COSTS					
	2010/11	2011/12	2012/13	2013/14	2014/15
	£	£	£	£	£
Staff and running costs	30,100	142,000	184,700	264,950	258,700
Evidence base and supporting costs	29,200	191,300	334,000	251,900	78,600
Total Costs	59,300	333,300	518,700	516,850	337,300
Project Based External Funding received	-100,000	-180,000	-	-	-
Costs Less Income	-40,700	153,300	518,700	516,850	337,300
Total Overall Net Project costs at end of 2014/15					1,485,450

PROGRESSION OF PLAN AND ASSOCIATED REVISED COSTS

2. Subsequent to these figures being prepared, a draft of the Welborne Plan was prepared and underwent public consultation. It is now moving towards the formal Pre Submission Plan stage and will be subject to public examination during the summer 2014.
3. The projected expenditure for 2013/14 has been now been revised to reflect additional consultancy work which has been necessary to support the evidence base for the Welborne Plan. This technical work was previously identified as potentially being needed to be undertaken. However, both the scope and depth of

the work required have remained uncertain due to on-going discussions with a number of key parties including the statutory agencies and the main landowners. The scope of technical work is also being informed by the success or otherwise of other Local Plans going through the same process as the experience of operating under the new planning context of the National Planning Policy Framework is becoming apparent.

4. The final phase of technical work taking the Plan up to the Pre- Submission stage includes finalising the Masterplan, plus associated updates on transport strategy, green infrastructure, economy and sports provision. Other technical work required includes a study on noise levels adjacent to the M27 motorway and investigation into the feasibility of Combined Heat and Power and Code for Sustainable Homes. This programme of technical work will enable the Council to address many of the issues arising from the review of consultation responses to the Draft Welborne Plan. Additionally, a Design Review of the draft masterplan has also been undertaken by the South East Design Panel to independently assess the proposals. The total cost is estimated at £168,000.
5. Although not part of the evidence base for the Welborne Plan, a Design Code for development at Welborne is being prepared. This was subject of a separate Executive Decision in January 2013, and the projected cost of preparing the Design Code of £25,000 has been included in the figures.

UPDATED WELBORNE PROJECT COSTS					
	2010/11	2011/12	2012/13	2013/14	2014/15
	£	£	£	£	£
Staff and running costs	27,402	128,526	199,683	284,100	287,100
Evidence base and supporting costs	82,034	194,611	319,649	464,300	78,600
Total Costs	109,436	323,137	519,332	748,400	365,700
Total Overall Project costs at end of 2014/15					2,066,005

WELBORNE PROJECT FUNDING STREAMS					
	2010/11	2011/12	2012/13	2013/14	2014/15
	£	£	£	£	£
Eco Town Funding	100,000	-	-	-	-
Planning/Housing Delivery Grant	9,436	143,137	519,332	496,800	-
Homes and Communities Association (HCA)	-	150,000	-	-	-
Partnership for Urban South Hampshire (PUSH)	-	30,000	-	-	-
New Homes Bonus	-	-	-	240,100	365,700
Total Costs	109,436	323,137	519,332	748,400	365,700
Total Overall Project funding at end of 2014/15					2,066,005

RISK ASSESSMENT

6. The adoption of planning policy to guide the development of Welborne is integral to achieving Council and community aspirations. Providing this certainty through the planning process will assist in providing a basis for the long term on which to ensure and achieve timely infrastructure provision.

FINANCIAL IMPLICATIONS

7. The costs of preparing the Welborne Plan will be predominantly funded from the Housing and Planning Delivery Grant reserve. Additional funding from the New Homes Bonus has been added for 2013/14. Other funding has been received from the Homes and Communities Agency and PUSH during 2011/12.

CONCLUSION

8. That the Executive notes the proposed expenditure relating to the production of the Welborne Plan providing planning policy to guide the development of the new settlement. The adoption of the Welborne Plan will provide the means of ensuring that the Council achieves its ambitions for Welborne including the timely provision of infrastructure and provision of suitable housing to meet local housing needs.

Reference Papers: None