

# Public Document Pack

**Contact:** Brent Cross  
**Direct Dial:** 01275 888 078  
**E-mail:** brent.cross@n-somerset.gov.uk  
**Date:** 14 November 2023

Dear Sir or Madam

**The Placemaking, Economy and Planning Policy and Scrutiny Panel – Wednesday,  
22 November 2023, 2.00 pm – New Council Chamber - Town Hall**

A meeting of the Placemaking, Economy and Planning Policy and Scrutiny Panel will take place as indicated above.

The agenda is set out overleaf.

Yours faithfully

Assistant Director Legal & Governance and Monitoring Officer

To: Members of the Placemaking, Economy and Planning Policy and Scrutiny Panel

Councillors:

John Crockford-Hawley (Chairperson), Peter Crew (Vice-Chairperson), Ashley Cartman, Ciaran Cronnelly, Patrick Keating, Bridget Petty, Marcia Pepperall, Luke Smith, Timothy Snaden, Helen Thornton, Joe Tristram and Martin Williams.

**This document and associated papers can be made available in a different format on request.**

## Agenda

### 1. **Apologies for Absence and Notification of Substitutes**

### 2. **Addresses by Members of the Public (SSO 9)**

To receive and hear any person who wishes to address the Panel on matters which affect the District and fall within the remit of the Panel. The Chairman will select the order of the matters to be heard. Members of the Panel may ask questions of the member of the public and a dialogue between the parties can be undertaken.

Requests to speak must be submitted in writing to the Head of Legal and Democratic Services, or the officer mentioned at the top of this agenda letter, by noon on the day before.

### 3. **Declaration of disclosable pecuniary interest (Standing Order 37)**

A Member must declare any disclosable pecuniary interest where it relates to any matter being considered at the meeting. A declaration of a disclosable pecuniary interest should indicate the interest and the agenda item to which it relates. A Member is not permitted to participate in this agenda item by law and should immediately leave the meeting before the start of any debate.

If the Member leaves the Chamber in respect of a declaration, he or she should ensure that the Chairman is aware of this before he or she leaves to enable their exit from the meeting to be recorded in the minutes in accordance with Standing Order 37.

### 4. **Minutes** (Pages 5 - 8)

Minutes of the Panel meeting held on 31 July 2023 – to approve as a correct record.

### 5. **Matters referred by Council, the Executive, other Committees and Panels (if any)**

### 6. **Placemaking and Development updates including Levelling Up Fund and development sites** (Pages 9 - 20)

Report of the Interim Assistant Director, Placemaking & Growth.

### 7. **Infrastructure Delivery Plan progress update** (Pages 21 - 26)

Report of the Planning Policy Team Lead – Technical and Infrastructure.

### 8. **Place Finance Update** (Pages 27 - 34)

Report of the Finance Business Partner (Place).

### 9. **PEP Panel Work Plan - November 2023** (Pages 35 - 38)

Report of the Policy and Scrutiny Senior Officer.

### **Exempt Items**

Should the Placemaking, Economy and Planning Policy and Scrutiny Panel wish to consider a matter as an Exempt Item, the following resolution should be passed

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“(1) That the press, public, and officers not required by the Members, the Chief Executive or the Director, to remain during the exempt session, be excluded from the meeting during consideration of the following item of business on the ground that its consideration will involve the disclosure of exempt information as defined in Section 100I of the Local Government Act 1972.”

Also, if appropriate, the following resolution should be passed –

“(2) That members of the Council who are not members of the Placemaking, Economy and Planning Policy and Scrutiny Panel be invited to remain.”

### **Mobile phones and other mobile devices**

All persons attending the meeting are requested to ensure that these devices are switched to silent mode. The chairman may approve an exception to this request in special circumstances.

### **Filming and recording of meetings**

The proceedings of this meeting may be recorded for broadcasting purposes.

Anyone wishing to film part or all of the proceedings may do so unless the press and public are excluded for that part of the meeting or there is good reason not to do so, as directed by the Chairman. Any filming must be done as unobtrusively as possible from a single fixed position without the use of any additional lighting, focusing only on those actively participating in the meeting and having regard to the wishes of any members of the public present who may not wish to be filmed. As a matter of courtesy, anyone wishing to film proceedings is asked to advise the Chairman or the Assistant Director Legal & Governance and Monitoring Officer's representative before the start of the meeting so that all those present may be made aware that it is happening.

Members of the public may also use Facebook and Twitter or other forms of social media to report on proceedings at this meeting.

### **Emergency Evacuation Procedure**

#### **On hearing the alarm – (a continuous two tone siren)**

Leave the room by the nearest exit door. Ensure that windows are closed.

Last person out to close the door.

**Do not** stop to collect personal belongings.

**Do not** use the lifts.

**Follow** the green and white exit signs and make your way to the assembly point.

**Do not** re-enter the building until authorised to do so by the Fire Authority.

**Go to Assembly Point C – Outside the offices formerly occupied by Stephen & Co**

## Minutes

of the Meeting of

# The Placemaking, Economy and Planning Policy and Scrutiny Panel

**Monday, 31 July 2023**

Kenn Room - Town Hall

Meeting Commenced: 10.00 am

Meeting Concluded: 11.50 am

### Councillors:

John Crockford-Hawley (Chairperson)

Peter Crew  
Ciaran Cronnelly  
Patrick Keating  
Bridget Petty  
Helen Thornton  
Joe Tristram

**Apologies:** None.

**Absent:** Councillors Ashley Cartman, Marcia Pepperall, Luke Smith, Timothy Snaden and Martin Williams.

**Also in attendance:** Councillors Steve Bridger, Peter Burden, Mark Canniford, Mike Solomon.

**Officers in attendance:** Richard Kent, Michael Reep, Jane Harrison, Luke Johnson, Jo Jones, Philippa Penney, Harriet Isherwood and Brent Cross.

### PEP 1 Election of the Vice-Chairperson for the 2023/24 Municipal Year

1

The Chairperson welcomed Members and officers to the meeting.

The Panel then nominated for the position of Vice-Chairman.

**Recommended:** that Councillor Peter Crew be elected as Vice-Chairman for the 2023/24 municipal year.

### PEP 2 Apologies for Absence and Notification of Substitutes

2

None.

**PEP 3 Addresses by Members of the Public (SSO 9)**

3

None.

**PEP 4 Declaration of disclosable pecuniary interest (Standing Order 37)**

4

None.

**PEP 5 Minutes**

5

Minutes of the Panel meeting held on 8 March 2023 – to approve as a correct record.

**Concluded:** that the minutes of the meeting of 8 March 2023 be approved as a correct record.

**PEP 6 Matters referred by Council, the Executive, other Committees and Panels (if any)**

6

None.

**PEP 7 Role, Remit and Work Plan of the Placemaking, Economy and Planning Policy and Scrutiny Panel**

7

The Chairman introduced the item, taking the report as read. Members would discuss the formation of any working groups by emails to the Chairman or Policy and Scrutiny Senior Officer following the meeting.

**Concluded:** that Members would discuss the formation of working groups after the meeting.

**PEP 8 North Somerset Local Plan: progress update**

8

The Planning Policy Manager presented the report updating the Panel on the progress of the Local Plan before the consideration of the pre-submission document by the Executive in October 2023.

The steps leading up to this point were summarised to enable new Members of the Panel to gain some insight into progress thus far. Two significant issues arising from the government consultation on planning reforms related to the how the housing requirement should be calculated and what discretion there was for a local planning authority to depart from the standard method, and how local plans should address Green Belt and other constraints. It was also highlighted that some sites in the previous draft plan were likely to be undeliverable or unviable and the Regulation 19 draft would need to address this.

In discussion, the following topics were raised:

- The scale of the housing challenge and scope for a lower target in advance of the government's response to the consultation on planning reforms.
- There was no evidence that developers were land banking once planning permission had been granted, but all developments with planning permission had been identified in the figures for the Local Plan.

- The indication from the evidence was that the proposed 40% affordable housing target was unlikely to be viable. There was variance in viability across the district, and site-by-site viability assessments are made at the planning application stage, but this also needed to be balanced with wider infrastructure needs for a given development. Officers suggested that an informal briefing be held to update Members on this topic.
- There was currently no identified five-year housing supply, but this would be restored through the plan making process.
- The next step for the Local Plan will be approval of the pre-submission (Reg 19) version by the Executive Committee, followed by public consultation and then submission for independent public examination. The final stage would be the adoption of the plan by Council.
- An informal meeting be set up in September to further discuss the Local Plan and with all Members invited – hopefully once the government had published its response to consultation and revisions to the National Planning Policy Framework.

**Concluded:** that

- (i) the report be received, and comments forwarded to officers in the form of minutes; and that
- (ii) an informal meeting be set up to brief all Members in September.

**PEP 9 UK Shared Prosperity Fund Year 3 Allocation**

The Head of Economy provided some background to the UK Shared Prosperity Fund (UKSPF), explaining that it was formed to provide continuity with European Structural and Investment Funding following the UK's withdrawal from the European Union. The former Place Panel had been informally briefed on the year 2 allocations in January 2023, and this report would give details on the allocations for the £1.6m of funding for the third (out of three) year of this funding before sign-off by the Executive Committee in September.

The UK Shared Prosperity Fund Programme Manager then went into detail, explaining the allocations and risks associated with the funding and the use of an external evaluator to monitor results and outcomes.

Members then discussed the following: the possible duplication of projects being organised by Town Councils (such as the Weston-super-Mare visitor engagement intervention using Visit West Membership); how future maintenance of projects such as improving hedge and tree planting would be funded; who was being targeted by the energy efficiency helpline, and how this was being measured; and that the Disability Access Forum be consulted on the plans for the Employment Support projects.

The Head of Economy suggested that an informal briefing be held for the Panel to look at case studies, the outcomes and delivery of the Year 2 allocations.

**Concluded:** that

- (i) the report be received, and comments forwarded to officers in the form of minutes; and that
- (ii) an informal meeting be set up to brief all the Panel on the outcomes and delivery of the Year 2 UKSPF funding allocations.

**PEP 10 Place Finance Update**

The Finance Business Partner (Place) presented the report summarising the final out-turn position for 2022/23 and gave some detail on the current budget and associated risks for the 2023/24 financial year.

A large part of the Place Directorate budget had been allocated for contract payments, but external factors such as inflation and energy price increases had put pressure on this. Additionally, the Home to School Transport team had seen a large increase in demand. This along with inflationary pressure and staff shortages had led to an overspend of £1.2m. The directorate had however achieved most of the Medium Term Financial Plan (MTFP) savings and had been very successful at bidding for funding from national government and other partners.

The 2023/24 budget had growth of £2.2m which would go some way to alleviating the shortfalls encountered in 2023/23. Further MTFP savings had been built into the budget, although in future these would become increasingly difficult to make as the more obvious targets for savings had already been designated. The main challenge to this year's budget was that inflation was not coming down as fast had been previously predicted.

In discussion, the following points were raised: that there had been several vacant posts carried over the previous year, and that the use of consultancy and agency staff was mostly limited to capital projects and statutory services; whether the Home to School Transport could be fully brought back in house; that rarely one-off funding from the reserve budget was used to fund services; which services the income shortfalls affected; and that while there had been an overspend in 2022/23, there were positives in the budget.

**Concluded:** that the report be received, and comments forwarded to officers in the form of minutes.

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Chairman

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## North Somerset Council

### Report to the Place, Economy and Planning Policy and Scrutiny Panel

**Date of meeting: 22<sup>nd</sup> November 2023**

**Subject of report: Placemaking and Development updates including Levelling Up Fund and development sites**

**Town or Parish: All**

**Officer presenting:**

**Jenny Ford, Interim Assistant Director, Placemaking & Growth**

**Key Decision: No**

**Reason:**

Report is for information and scrutiny

### Recommendations

- That the Panel note the contents of this report and that it meets a commitment to bring six-monthly updates to the panel on the delivery of the Levelling Up Fund programme.

### 1. Summary of report

This report provides an update on programme delivery for Placemaking and Development, including:

- Updates on delivery of the Super Weston Placemaking Strategy, including the Levelling Up Fund programme.
- Information on steps to re-start engagement on placemaking strategies and delivery in Portishead, Clevedon and Nailsea.
- Information about the development of a Rural Strategy and a Culture Strategy, which are cross-cutting strategies across all of North Somerset.
- Progress on delivery of the North Somerset Development Strategy, which is focused on the delivery of homes and employment on council-owned land.

### 2. Policy

The funding and activities referenced in this report will support delivery of the Corporate Plan priority of creating a Thriving and Sustainable Place.

These also support delivery of the vision and objectives set out in the Super Weston Placemaking Strategy adopted in September 2020, and of the North Somerset Council Development Strategy adopted in February 2021.

The report provides information on work to date to create Placemaking Strategies and a Rural Strategy for other areas of North Somerset.

### **3. Details**

#### **Placemaking and Rural Strategies**

##### *Weston*

- 3.1 In September 2020, the council adopted the Super Weston Placemaking Strategy. This followed extensive local and stakeholder engagement, and identified eight key thematic priorities:
- Active Weston.
  - Carbon Neutral Weston.
  - Green Weston.
  - Learning Weston.
  - Weston Experience.
  - Weston Living.
  - Weston Wellbeing.
  - Work Weston.
- 3.2 A copy of the strategy can be found at <https://superweston.net/>. Information about progress on delivery of the priorities can be found in later sections of this report.

##### *Clevedon, Nailsea and Portishead*

- 3.3 During 2021 and 2022, North Somerset Council, with the support of Design West Community Interest Company, worked with local communities, business interests and town councils to develop placemaking strategies for Clevedon and Nailsea, with a focus on the town centres. This offered an opportunity for local people to shape visions for the future of their towns, which have not benefited from placemaking programmes in the past. Over 2,400 people engaged with the work.
- 3.4 Alongside this work, the council worked with Portishead Town Council and business and land interests to prepare a Wyndham Way Development Framework. This sought to address a brownfield area of Portishead between the marina and the high street, providing a development framework in response to known development pressures that required coordination.
- 3.5 The resulting strategies and action plans were reported to the Executive in December 2022. Due to local concerns expressed about some of the draft content – specifically around the inclusion of housing sites and numbers, the adoption of the strategies was deferred, and the following resolution agreed:

*“That the Executive endorsed, in principle, the Clevedon, Nailsea and Portishead placemaking strategies as the partnership visions for regeneration, placemaking and economic development for the respective towns, and agreed to delegate to the Executive Member for Placemaking and Economy, in consultation with relevant Town Councils and other partners, the authority to determine the final content and wording of the strategies.”*

- 3.6 This action was placed on hold during the election period. However officers will shortly be re-commencing work to engage with local stakeholders with a view to resolving issues and if possible to agree revised strategies. These will inform delivery and resource planning and funding bids.

### *Rural Strategy*

- 3.7 Alongside the current development of an updated Corporate Plan, the council is preparing a Rural Strategy, linking in with best practice from the Rural Services Network (RSN - see [rsnonline.org.uk](http://rsnonline.org.uk)).
- 3.8 The outcome of the engagement work for the Corporate Plan is being used to inform strategy development alongside a series of workshops for Town and Parish Councils and North Somerset Together partners.

### *Culture Strategy*

- 3.9 In 2019, the Executive approved a draft 'Framework for Heritage, Arts and Culture' for North Somerset for consultation. However due to the interruption of Covid and changes in staffing, the document was not consulted upon or adopted, and significant elements are now out of date.
- 3.10 Arts Council England have recently made available grant funding to North Somerset Council to enable us to update the draft framework, undertake an audit of cultural activity across North Somerset, and develop a focused Delivery Plan for agreed priorities.
- 3.11 The purpose of this work will be to better understand cultural activity across North Somerset, to agree shared priorities with partners/communities, and to enable the council and partners to align our limited resources to those activities that will have the most benefit in delivering collective ambitions.
- 3.12 In referring to heritage, culture and arts, the Council takes a very wide interpretation. This would include for example live music, libraries and archaeology – as well as theatre and visual arts.
- 3.13 It is expected that this work will be completed within the next six months and a revised draft framework brought to the Executive or Council.

### **Weston Placemaking delivery**

- 3.14 Weston's strategy was an early priority in placemaking for the following reasons:
- It is the largest settlement in North Somerset, with a population of nearly 90,000.
  - It is the fastest growing town, with approaching 13,000 new homes allocated in the Sites and Allocations Plan 2018 and 7,800 in the emerging new Local Plan – as well as significant employment allocations. This presents growth

pressures, but also opportunities through new population, businesses, and developer contributions.

- Our areas of greatest deprivation are within the South and Central Wards of Weston, with particular challenges around health and employment. This was a significant factor in securing £20m Levelling Up Funding from central government for the town.
- The Council owns significant property interests in the town centre, including brownfield development sites and The Sovereign shopping centre, therefore we have greater control over what happens in Weston than in many other areas.

3.15 Following agreement on the strategy, a temporary Weston Placemaking Team was established within the council to lead delivery, and a Place Agency partnership created with key stakeholders such as the Town Council, College and Business Improvement District to coordinate and communicate multi-agency placemaking.

3.16 Key successes in delivery of the programme to date include:

- The Council successfully bid for £20 million Department for Levelling Up, Housing and Communities (please see below for further details).
- Weston hosted the Government funded SEE MONSTER art installation at the Tropicana, drawing visitors and profile from across the globe.
- The SEE MONSTER garden and pétanque court was created using trees and structures from the installation to provide residents and visitors with a positive reminder of the Monster.
- Weston Place Agency partners joint funded Super Weston communications activity including a website, social media channels, podcasts, and films. The activity has raised Weston's online profile, showing hidden gems and challenging traditional perceptions.
- Historic England Heritage Action Zone activity has proved extremely successful, with shopfronts improved across Weston town centre, new trails created, and volunteers trained in local heritage.
- The Grade III listed Birnbeck Pier is now in the ownership of the Council, with partners and funders working with the community to begin the huge refurbishment project.
- The Council successfully bid for Getting Building Fund, administered by the West of England to diversify empty units in the Sovereign into We are Super workspace, the Bike Hub and Can't Dance coffee.
- The town is succeeding in securing increased interest from a range of event organisations and cultural organisations wanting to run activities in the town.
- North Somerset was designated Arts Council England Priority Place status, which has enabled two local National Portfolio Organisations (Super Culture and Trigger Stuff) to attract Arts Council England funding for culture and arts activities (these benefit all of North Somerset, although Super Culture are primarily active in Weston).
- As reported to Council in 2022, a significant inward investment opportunity is being progressed on council-owned land at the Weston Business Quarter, with the prospect of creating 300 good quality new jobs.

## **Levelling Up Fund**

- 3.17 In January 2023, North Somerset Council successfully bid for £20 million from the Government's Levelling Up Fund (LUF) to deliver transformational change in Weston's town centre and seafront. The funding was matched by £3 million of council budget, and seeks to:
- Boost the visitor economy by investing in much-loved but deteriorating heritage assets to create national visitor attractions and creative hubs.
  - Reinvent and diversify our town centre, supporting our creative economy, independent retailers, and food & drink innovators.
  - Deliver wayfinding and quick win public realm improvements to increase footfall and spend and boost local pride in the quality of our environment.

The paragraphs below summarise progress on the projects being delivery by LUF.

### ***Project One: Visitor Economy and Heritage:***

#### Tropicana

- 3.18 The Tropicana is a key seafront destination for Weston-super-Mare but is underused and fails to generate adequate income to fully cover costs. The intention of the LUF project is to revitalise and refurbish the building, increasing its capacity and ensuring facilities are fit for purpose and suitable for a flexible range of activities.
- 3.19 Surveys recently completed highlight priority areas for refurbishment including roofing, heating lighting and ventilation systems, wall and flooring repairs, drainage, and toilet facilities. The project will also increase the venue capacity with the necessary fire, health & safety and people movement infrastructure.
- 3.20 A design contract is currently under procurement, with construction expected to start at the end of summer 2024.
- 3.21 In tandem with the above capital works, the council will also be seeking a commercial operator for the venue. A report setting out the intended procurement process and priorities will be brought to Council early in 2024. A soft market testing exercise earlier this year attracted significant interest from local, regional and national operators.

#### Birnbeck:

- 3.22 LUF funding for Birnbeck Pier is focused on the restoration of landside buildings for reuse as visitor centre, café and commercial spaces. There will also be public realm enhancements, and some work on the island buildings to commence their restoration.
- 3.23 Separate funding has been secured from the National Lottery Heritage Fund for further works to the landside and island buildings, structures, and public realm, and from Historic England, the National Heritage Memorial Fund and the RNLI for restoration of the Pier itself. The RNLI will be funding restoration of the 1904 boathouse and provision of a new lifeboat station on the Island.

#### Marine Lake

- 3.24 LUF funding will be used to complete the dredging of the Lake and to make improvements and repairs to the perimeter walkway, safety features and the seating area above the Lake.
- 3.25 The design contract is currently under procurement, and the dredging contract has recently been agreed.

### ***Project 2: Town Centre***

- 3.26 LUF funding will be used to fully refurbish four High Street units, improving their street appeal, condition, and energy efficiency, and with works expected to begin early in 2024.
- 3.27 The project team has also requested of the Department for Levelling Up, Housing and Communities that the incredibly successful Heritage Action Zone shopfront can be extended, with further town centre units brought back into use by improving their street appeal.
- 3.28 Finally, funding will be used to wrap empty town centre units, a technique used successfully elsewhere to improve the look of the town.
- 3.29 LUF funding can only be used for capital works. However the LUF projects are designed to link with UK Shared Prosperity funding, including grants to support businesses to be ready to take on and fit out premises once the new units are released to the market. A further UKSPF project is supporting community, charity, and CIC organisations to potentially take on and maintain premises where they are not commercially let. The UKSPF work is applicable across all of North Somerset, not just Weston.
- 3.30 The LUF initiatives tie into a wide range of other activities to support our high streets. In Weston this has included significant investment in the Sovereign, including conversion of units into managed workspace, a café and bike hub. The Sovereign is managed on the council's behalf by Montagu Evans, who are very proactive in seeking new tenants and in holding activities and events that seek to boost footfall.

### ***Project 3: Connecting Spaces & Places***

#### Grove Park

- 3.31 This LUF project will focus on redesigning the park entrance, attracting attention from the High Street, drawing people in, relocating and replacing the public toilet block, and improving the light, furniture, planting and surfaces to make the site more appealing and attractive. Surveys have been carried out and the design contract procurement is underway.

#### Wayfinding

- 3.32 Weston's wayfinding signage infrastructure was brightened up ahead of the SEE MONSTER opening last year. The current project will add to the existing system with a mix of signage, design and graphics to encourage people to walk and cycle across the town centre and seafront, including highlighting assets which are harder to find.

The project will link up with England's Coast Path, Pier to Pier cycle route and the public transport system and will highlight accessible routes.

### Wider benefits

3.33 Alongside the capital projects, it is essential that the LUF programme ensures that the benefits of these projects are shared as widely as possible across Weston's communities and businesses. The success of the programme will be measured against a range of wider outcomes, including:

- Increased footfall.
- Reduction in town centre vacancy rates.
- Job creation.
- Increased business investment.
- Contractor engagement with local schools and colleges.
- Local supplier engagement.
- Increasing numbers of people experiencing cultural destinations.
- Working with various community groups e.g. Friends of Grove Park, Weston Mudlarks and the Birnbeck volunteers.

3.34 Funding conditions for LUF require that all projects are delivered by March 2025. This is extremely challenging, particularly as there was a six-month delay in the government confirmation of funding beyond the original expected decision date. Councils across the UK, including North Somerset Council, have requested an extension to the planned end date. If agreed, this would allow the Tropicana and possibly Birnbeck LUF funded activity to extend into 25-26.

### **Development Programme**

3.35 In February 2021, the Council adopted a Development Strategy for the delivery of homes and employment on land in its ownership. This included the following four objectives:

- To provide homes and jobs that meet the needs of our communities – current and future – while helping deliver government targets for housing supply.
- To offer better quality and more sustainable developments..
- To deliver sites that the market won't, including difficult brownfield land and employment sites.
- To generate funding to help deliver other priorities, such as investing in schools, transport links and leisure facilities.

3.36 These objectives are closely linked to the placemaking agenda, particularly in the delivery of difficult sites which whilst sitting empty can blight the local area; in improving the standards of development; and in providing homes and jobs for local people that bring additional footfall and spend in the local economy. The capital receipts generated assist in delivery of other capital programmes such as LUF.

3.37 To date, two development sites have been brought forward:

- 425 new homes at Parklands Village in Weston. This includes 30% affordable housing (compared to 12 – 13% on adjacent sites) and 30% net zero homes, with all other homes seeing at least a 75% reduction in carbon emissions

compared to national averages. Our development partner, Keepmoat Homes, is making good progress on site and the first showhome will be launched on 23rd November.

- 52 homes at The Uplands in Nailsea. These homes are high quality design and meet flagship Passivhaus standards. 40% of the homes will be affordable, with an above policy level of adaptable and accessible housing, as including a small number of bungalows. Our development partner, Stonewood Homes, started on site in Summer 2023 and is making good progress with the first homes due to be available in 2024.

- 3.38 Commissioning Plans have previously been agreed for town centre sites in Weston-super-Mare, Parklands Village phase 2, and Castlewood in Clevedon. For the Weston site this included agreement to a draft set of specifications for the sites, which are included in the report (please see list of background papers).
- 3.39 Progress on the Weston sites has been slow, as work was paused following the economic turmoil of autumn 2022. The economic instability and continued cost inflation have increased the financial challenges of the sites, which were already only marginally viable.
- 3.40 Officers have been reviewing options for site delivery. A paper is expected to be taken to January Council providing updates and may also propose changes to delivery options. This is likely to suggest prioritisation of the Dolphin Square, Walliscote Place and Castlewood sites in the first instance. Officers are also re-considering options for partnership with a local authority development company such as Aequus (owned by Bath & North East Somerset Council). This would have the advantage of shortcutting lengthy procurement processes, and that companies such as Aequus take a lower level of profit than private sector developers, increasing the viability of sites.
- 3.41 The Weston town centre sites will nonetheless remain financially challenging, and public sector subsidy from the council or another body such as Homes England is likely to be required. A positive factor is that Homes England has recently revised its Corporate Strategy to place a greater emphasis on the delivery of difficult urban sites and regeneration.
- 3.42 Work will continue on other development sites owned by NSC, including Parklands phase 2, with the intention of creating an ongoing pipeline of delivery. We are also considering the priorities and mix of housing and employment for such sites, including whether there are options to provide specialist or supported affordable housing to meet pressures reported through Adult and Childrens' Services.
- 3.43 The NSC Development Programme is are not restricted to housing development. As reported to the Executive earlier in 2023, Heads of Terms have been signed with a significant manufacturing company which is seeking to build new premises on council-owned land at Weston Business Quarter, creating around 300 jobs.

#### **4. Consultation**

- 4.1 The creation of Placemaking and Development strategies has included extensive public and stakeholder engagement. Project delivery includes further consultation, both with Members and wider stakeholders.



- 4.2 A number of the LUF projects will require planning consent, which will include statutory consultation processes.
- 4.3 A consultation on council-owned development sites was held in the summer of 2022 and reported to Council in November 2022 (see [www.n-somerset.gov.uk/nscsites](http://www.n-somerset.gov.uk/nscsites)). A majority of respondents offered support for the development of sites at Weston Town Centre, Parklands and Castlewood. Individual projects will be subject to further member and public consultation including statutory planning consultations.

## **5. Financial implications**

- 5.1 The creation of Placemaking Strategies does not in themselves bring financial implications. Resources for successful delivery of identified priorities will come in part from the council but will also require successful funding bids to government and other agencies, as well as contributions from partners including local Town and Parish Councils.
- 5.2 The LUF programme value is £23 million, of which £19,979,570 is sourced from Levelling Up grant and £3,040,227 from NSC match-funding. This was approved as part of the Council's Capital Programme and Medium-Term Financial Plan in February 2023.
- 5.3 The Development Programme overall seeks – amongst other objectives – to generate funding to support delivery of other capital priorities. Positive receipts have been secured from the Parklands phase 1 and Uplands sites and are expected from Castlewood and Parklands phase 2. The sites in Weston town centre are likely to require subsidy in order to progress; this may come from NSC or ideally from other bodies such as Homes England. A contribution of £693k was agreed by council in February 2022 to support the provision of affordable housing and/or enhanced sustainability measures at the Weston Town Centre sites.

## **6. Legal powers and implications**

- 6.1 The Council has entered into a Funding Agreement with government for the LUF. This sets terms and conditions as to the expenditure of the funding, including requirements relating to timescales, outputs and monitoring.
- 6.2 Legal advice has been secured on Subsidy Control implications of the projects to ensure no improper subsidy or economic activity on the part of the council.
- 6.3 Procurement of development delivery will be subject to procurement regulations, and the council must demonstrate best value in the disposal of sites.

## **7. Climate Change and environmental implications**

- 7.1 The adopted/draft Placemaking Strategies for Weston and other areas place a strong emphasis on climate change and environmental sustainability.

7.2 Mitigating and adapting to climate change are seen as an important part of the LUF programme. More detail will be confirmed as the detail of projects are finalised, but is expected to include:

- Works to be delivered to a high environmental standard.
- Tropicana and other building investments to be aligned with wider energy efficiency and decarbonisation initiatives.
- Encouraging active travel and sustainable tourism through wayfinding measures, esp. linking to new coastal routes.

7.3 In bringing forward development on land owned by the council, we will seek to maximise sustainability in both construction and subsequent operation. Examples include the net zero / reduced carbon housing under delivery at Parklands phase 1, and the delivery of Passivhaus homes at The Uplands in Nailsea. As well as reducing emissions, these steps also ensure lower energy bills for future residents, including the residents of the affordable housing.

## **8. Risk management**

8.1 Placemaking Strategies do not in themselves hold significant risks. Delivery projects and actions are subject to risk assessment and mitigation.

8.2 A detailed, quantified risk assessment was prepared as part of LUF bid documentation. This is a 'live' document, kept updated and regularly reviewed throughout the delivery period. Key risks at the current time included:

- The current LUF funding deadline of March 25, mitigated by requesting an extension for certain elements, tight programme management and budget profiling.
- Rising construction costs, mitigated by allowing for a risk pot and contingency through optimism bias, including an allowance within the budget for inflation forecast increase.
- Funding restrictions only allow capital funding, mitigated by the Council capitalising project staff, a small delivery budget from the Government, and the Council budgeting for the delivery team.
- Statutory approvals including planning permission and Marine Management Organisation license for Marine Lake work. All approvals are programmed into the schedule.
- Seafront tides and inclement weather bring construction challenges, mitigated by selecting contractors with marine environment experience.

8.3 Development sites are subject to individual risk assessments as they come forward.

8.4 The programmes and projects referred to in this report are subject to governance and monitoring through the Capital Programme Planning and Delivery Board and the Corporate Assets and Property Board. These are in some cases further supported through topic-specific member working groups.

## **9. Equality implications**

- 9.1 Placemaking Strategies have been developed with a view to tackling inequalities, particularly in areas of significant deprivation.
- 9.2 An initial Equalities Impact Assessment was carried out in support of NSC's Levelling Up bid. This identified significant positive benefits for people from groups with one or more protected characteristics and/or other individuals facing disadvantage, including those detailed below:
- Improved access to facilities and across the town for people with disabilities, or other people with mobility issues. Improved signage for those with visibility impairments. The Project team is regularly engaging with the North Somerset Disability Access Group to discuss scope, designs, and accessibility provision.
  - Improved economic opportunities and support (jobs and training) for those on a low income, and/or for individuals from groups with protected characteristics that statistically are likely to have a low income.
  - Improved health and wellbeing benefits, including mental health benefits, through encouraging access to the open air and facilities of Weston seafront and town centre. The Council's Active Weston group is engaged in the programme and will continue to consult and advise, particularly in relation to animating the spaces once refurbished..
- 9.3 These benefits are particularly significant in the context of the data showing high levels of deprivation and disadvantage in Weston, specifically issues in relation to health and employment. Opportunities arising from the scheme – such as employment and training opportunities – will seek to target groups known to be disadvantaged or otherwise unable to easily access the employment market.
- 9.4 Further assessments will be carried out as part of programme / project delivery to ensure that benefits are maximised and any negative impacts are considered and addressed.
- 9.5 Development sites are subject to individual Equality Impact Assessments, and the programme as a whole aims to tackle inequality where possible. Examples include the provision of additional accessible and adaptable homes at The Uplands, the provision of affordable housing, and consideration of how we can incorporate specialist and supported housing into our future delivery.

## **10. Corporate implications**

- 10.1 Delivery of these programmes require significant input from a wide range of teams from across the council including placemaking, seafronts, capital projects, procurement, finance, legal, planning and property teams.
- 10.2 Governance and reporting structures have been put in place to ensure coordination of these teams and the project/programme activities.

## **11. Options considered**

- 11.1 Options considered for these programmes and projects have been reported separately and/or will be considered in future business case / commissioning reports.

**Authors:**

Jenny Ford, Interim Assistant Director, Placemaking & Growth  
Julia Stuckey, Weston Placemaking Programme Manager  
Rachel Lewis, Heritage & Design Manager  
Emma Diakou, Business Intelligence Manager

**Appendices:**

N/a

**Background papers:**

- SuperWeston Strategy: [www.superweston.net](http://www.superweston.net)
- Links to placemaking information including Levelling Up Bid: <https://n-somerset.gov.uk/business/regeneration-development/north-somerset-placemaking>
- Report to Executive: Placemaking Strategies for Clevedon, Nailsea, and Portishead: <https://n-somerset.moderngov.co.uk/documents/s4122/10.0%20Council%20report%20on%20Placemaking%20Strategies%20-%20FINAL%202.pdf>
- Draft Framework for Heritage, Culture and Arts: <https://n-somerset.moderngov.co.uk/Data/Executive/202001071000/Agenda/15%20Framework%20for%20Heritage%20Arts%20and%20Culture%20Development.pdf>
- Commissioning Plan for development of sites in Weston-super-Mare: <https://n-somerset.moderngov.co.uk/documents/s3105/21%20Development%20Programme%20-Commissioning%20Plan.pdf>
- Business case and Commissioning Plan for Castlewood site: <https://n-somerset.moderngov.co.uk/documents/s4161/08%20Castlewood%20Council%20report%20FINAL.pdf>
- Outcomes of consultation on further development sites: [www.n-somerset.gov.uk/nscsites](http://www.n-somerset.gov.uk/nscsites)

## North Somerset Council

### Report to the Placemaking, Economy and Planning Policy and Scrutiny Panel

**Date of Meeting: 22 November 2023**

**Subject of Report: Infrastructure Delivery Plan progress update**

**Town or Parish: All**

**Officer/Member Presenting: Natalie Richards**

**Key Decision: No**

#### **Reason:**

Whilst the eventual delivery of infrastructure detailed in the Infrastructure Delivery Plan will have a significant effect on communities living or working in the area comprising two or more wards and result in expenditure of £500,000 or over, the preparation of the draft document at this stage does not comprise a key decision.

#### **Recommendations**

To consider and endorse the proposed approach to identifying infrastructure requirements associated with the local plan in the Infrastructure Delivery Plan.

#### **1. Summary of Report**

1.1 Alongside the pre-submission (Reg 19) local plan the Council must publish a draft Infrastructure Delivery Plan (IDP). This report sets out the framework for producing the IDP and the key milestones for preparation of the document.

#### **2. Policy**

2.1 The local plan provides a spatial strategy for growth that will guide new development for the plan period 2024 to 2039. The plan also identifies proposed allocations for housing, employment and other uses and the infrastructure that is required to deliver those schemes in a sustainable way.

#### **3. Details**

3.1 Planning regulations require the production of an IDP alongside the local plan. The IDP will set out the national and local context in relation to infrastructure provision and the importance of timely delivery within the plan period. It will detail the infrastructure that is required to support the existing and future needs and demands for North Somerset to accommodate a growing population. The IDP will be accompanied by a schedule listing each of the requirements, their prioritisation, risks, who will deliver the schemes and indicative costs and funding sources where known.

3.2 The IDP is a document that evolves throughout the plan making process. It will set out the infrastructure schemes that are required to support delivery of the proposed growth contained within the Local Plan at each stage of consultation. The most

recently published draft was dated March 2022 and that version is listed as a background paper at the end of this report. Whilst this iteration provides a useful guide to how schemes are presented in the IDP it should be noted that the schemes listed reflect the proposals in earlier versions of the local plan and therefore not all are proposed to be taken forward in the next draft.

- 3.3 On the 18 October 2023 Executive Committee resolved that the pre-submission (Reg 19) version of the local plan presented was approved for publication and public consultation following any agreed amendments to the document. An updated version of the IDP will be published alongside the consultation version of the local plan.
- 3.4 The term 'infrastructure' covers the full range of services and facilities required in an area. This includes roads, public transport provision, cycle and walking routes, schools, health facilities, flood resilience measures, essential utilities, digital connectivity and open spaces. New developments, including cumulative impacts, will inevitably place additional demand on existing infrastructure and therefore investment is required to ensure that communities are supported with new and enhanced infrastructure to ensure that we achieve sustainable development. This investment is an essential part of placemaking, particularly in the context of supporting a shift to carbon reduction, enabling new and existing communities to meet their day to day needs efficiently and with minimal impact upon the environment.
- 3.5 Infrastructure planning and delivery will support our economy as well as our residents. New and improved digital infrastructure, utilities and transport infrastructure are crucial to support economic growth that will help delivery of business growth within the district.
- 3.6 The IDP will categorise infrastructure into 5 sections:
  - Transport
  - Education
  - Environmental
  - Social
  - Utilities

**Transport infrastructure** is essential to everyday lives and is vital for a functioning and productive economy. This category includes the highway network, public transport provision and active travel infrastructure to promote walking and cycling. The IDP will include a range of schemes from those that are strategic, such as the Banwell Bypass, down to smaller schemes such as railway car park extensions.

**Education infrastructure** covers primary, secondary, special educational needs and early years provision. New schools will be required as a direct result of the growth proposed in the local plan.

**Environmental infrastructure** includes green spaces, parks and open spaces, biodiversity sites, flood resilience measures, sustainable drainage schemes and noise mitigation works.

**Social infrastructure** covers healthcare provision, community facilities, leisure offerings and wider housing types such as older people's supported living schemes.

**Utilities infrastructure** includes traditional essential services such as electricity, gas, water, waste management, sewerage and digital infrastructure connectivity. Renewable energy generation will also sit within this category.

3.7 National policy requires there to be a reasonable prospect of delivery for any scheme that is identified, within the timeframe envisaged. Work is ongoing to ensure that the evidence base justifies inclusion of all schemes that have been identified.

3.8 Within each category the schemes will be prioritised. We proposed the following three levels of priority:

- **Critical infrastructure**

This is infrastructure that must be planned or provided to enable development to take place. Often these schemes are needed to unlock development sites and are most commonly transport or utilities schemes. Failure to provide critical infrastructure would result in significant delays to delivery or risk development not taking place at all.

- **Essential infrastructure**

This level of priority will be attributed to schemes that are required for development to take place in a timely and sustainable manner. Failure to deliver items in this category would be unlikely to prevent development physically taking place, but the consequences of not delivering these schemes alongside the developments would be severe. Examples of essential infrastructure are education, healthcare provision and open space.

- **Desirable infrastructure**

This is infrastructure that is required to deliver the objectives of the plan but would be unlikely to prevent development taking place if schemes did not occur within the short to medium term.

3.9 A broad level of risk will also be attributed to each scheme. The categories of risk are as follows:

- **High risk**

This category applies where there are fundamental constraints associated with the delivery of the scheme, such as a significant funding gap, no site identified or land assembly issues.

- **Moderate risk**

This category will apply if there are some constraints or uncertainties around delivery of the scheme.

- **Low risk**

This category will show that there is a reasonable degree of certainty around delivery of the scheme, such as case where costs are known, funding is in place and there are no significant objections to a proposal.

3.10 Delivery of infrastructure in a timely manner is essential to achieve sustainable development. Work is ongoing with other services and delivery partners to identify which schemes are needed and by when and how they will be funded.

3.11 The updated draft IDP and accompanying schedules will be published as supporting documents alongside the Pre-submission local plan on 27<sup>th</sup> November. Representations can be made by residents, town and parish councils, the development industry, service providers and any other interested parties.

- 3.12 It is proposed that the full draft is also considered by the Placemaking, Economy and Planning Policy Scrutiny Panel at a future meeting before submission of the local plan and the associated evidence to the Planning Inspectorate in the spring.
- 3.13 The following timetable sets out the key milestones for progressing the IDP.

Stage	Date	Comments
Revise draft IDP to reflect schemes proposed in pre-submission plan	Ongoing	The schedules of infrastructure required are being updated in conjunction with other service areas and partners.
Public consultation on pre-submission plan	27 November 2023 – 22 January 2024	The draft IDP will be published as a supporting document.
Scrutiny of IDP and further engagement with members and town and parish councils	Ongoing	The draft IDP will be considered by scrutiny panel.
Submission of local plan and evidence base	Spring 2024	An amended draft IDP taking account of any comments received through the scrutiny process and/or public consultation will be produced and submitted alongside the local plan.
Examination	Summer/Autumn 2024	The draft IDP will be tested alongside the local plan through the examination process.
Local Plan adoption and publication of final IDP	Following examination	Once the content of the local plan is finalised and adopted, the full final IDP will be published.

#### **4. Consultation**

- 4.1 The draft IDP is being prepared by the Planning Policy Team in conjunction with internal and external stakeholders. As explained above, a round of public consultation on the draft will take place alongside the Pre-Submission Regulation 19 Local Plan document from 27 November 2023 to 22 January 2024. The IDP will continue to evolve throughout the plan-making process and the subsequent examination of the Local Plan as set out in the timetable above.

#### **5. Financial Implications**

- 5.1 The IDP itself is prepared within existing budgets. The document will, once finalised, set out full costings for all infrastructure requirements that are needed to unlock and support sustainable development.



## **Costs**

Work is ongoing to identify all scheme costs.

## **Funding**

Funding sources to deliver the infrastructure identified in the IDP will include development contributions in the form of S106 obligations and Community Infrastructure Levy receipts. Other sources of funding such as grants will be explored. A specific detailed funding strategy will be required for each category/project identified in the final IDP.

National reforms are proposed to the current development contributions regime, with the introduction of a new nationally set Infrastructure Levy on the horizon. Work will continue under the existing arrangements until such time as the new levy arrangements are in place.

## **6. Legal Powers and Implications**

- 6.1 The local plan is being progressed under the Town and Country Planning Act 1990 (as amended) and related regulations.

## **7. Climate Change and Environmental Implications**

- 7.1 The local plan will play an essential role in defining and delivering the Council's response to the climate emergency. The IDP will support this, by identifying a range of schemes that support our approach to climate change and environmental issues, such as renewable energy, active travel and public transport improvements to minimise car use, delivering green infrastructure and biodiversity and protecting our communities from flood risk.

## **8. Risk Management**

- 8.1 Failing to identify infrastructure schemes and progress the IDP could mean that development comes forward in a piece-meal way without contributing to the necessary infrastructure. Each scheme within the IDP itself will be risk assessed.

## **9. Equality Implications**

- 9.1 An Equalities Impact Assessment is prepared and updated as each stage of the local plan is produced.

## **10. Corporate Implications**

- 10.1 The new local plan and associated IDP will support delivery of the Corporate Plan. There are significant implications for a wide range of Council services regarding the provision of infrastructure in a timely way.

## **11. Options Considered**

- 11.1 An Infrastructure Delivery Plan is a requirement of national policy as part of the plan-making process.

## **Author:**

Natalie Richards, Planning Policy Team Lead – Technical and Infrastructure

## **Appendices:**

None

## **Background Papers:**

Draft Infrastructure Delivery Plan March 2022

[Draft Infrastructure Delivery Plan March 2022 \(North Somerset\)](#)

Report to Executive Committee 18 October 2023

[Committee Report NSC \(moderngov.co.uk\)](#)

Local Plan Regulation 19 Draft – Executive Committee 18 October 2023

[09.1 Local Plan Reg 19 Executive Committee October 2023.pdf \(moderngov.co.uk\)](#)

## North Somerset Council

### Report to the Place Panel

**Date of Meeting: 23 November 2022**

**Subject of Report: Place Finance Update**

**Town or Parish: All**

**Officer/Member Presenting: Finance Business Partner (Place)**

**Key Decision: No**

### Recommendations

That the Panel notes the current forecast against budget for Place.

#### 1. Summary of Report

- 1.1 This report summarises and discusses the current forecast against budget for Place, highlighting key variances. It builds on the information received by the Executive at its meeting on 19 October 2022.
- 1.2 The overall projected year end position for Place, as at the end of month 5, is a **£1.348m** overspend on a net budget of £30.080m.
- 1.3 There are a number of material issues that are contributing towards the large overspend this year, these include inflation on contracts, pressures on home to school transport budgets and income shortfalls.
- 1.4 The Place Directorate Leadership Team are discussing actions which could mitigate this position in order to try and reduce the overspend over the coming months.
- 1.5 The 2022/23 net budget includes savings of £1.275m to be achieved in the financial year, good progress is being made against these savings, with the majority on track to be achieved by the end of the financial year.

#### 2. Policy

The council's budget monitoring is an integral feature of its overall financial processes, ensuring that resources are planned, aligned and managed effectively to achieve successful delivery of its aims and objectives.

### 3. Details

#### 3.1 Budget Monitor

The overall forecast for the Place directorate is a net over spend of £1.348m.

The table below shows the net projected variance by service within the directorate:

PLACE DIRECTORATE	NET	NET	NET
	BUDGET	PROJECTED	PROJECTED
	£	OUT-TURN	VARIANCE
	£	£	£
Environment and Safer Communities	11,888,240	11,526,919	(361,321)
Operations Management & Support Services	0	0	0
Highway & Parking Operations	3,351,880	3,383,891	32,011
Highway Technical Services	(46,455)	(55,893)	(9,438)
Libraries & Community	2,024,383	2,181,753	157,370
Open Space, Natural Environment & Leisure	3,495,430	3,701,163	205,733
Regulatory Services	(554,440)	(579,860)	(25,420)
Transport Planning	7,863,852	8,915,940	1,052,088
<b>Neighbourhoods &amp; Transport</b>	<b>28,022,890</b>	<b>29,073,912</b>	<b>1,051,023</b>
Property Asset & Projects	60,321	257,057	196,736
Recharges - Property Assets & Projects	0	0	0
Economy	401,755	362,163	(39,593)
Major Infrastructure Projects	0	(0)	(0)
Major Projects	(164,251)	(133,928)	30,323
Placemaking & Development	779,448	825,948	46,500
Planning Service	355,321	407,448	52,127
<b>Placemaking &amp; Growth</b>	<b>1,432,594</b>	<b>1,718,688</b>	<b>286,093</b>
Place Directorate Management	545,073	555,545	10,472
Place Central Recharges	10,000	10,351	351
<b>Directorate Overheads</b>	<b>555,073</b>	<b>565,896</b>	<b>10,823</b>
<b>Special Expenses</b>	<b>69,410</b>	<b>69,410</b>	<b>0</b>
<b>PLACE DIRECTORATE TOTAL</b>	<b>30,079,967</b>	<b>31,427,906</b>	<b>1,347,939</b>

The main areas of pressures are:

- Home to Schools Transport demand and market costs £946k
- Contract inflation pressures £924k
- Shortfall of Libraries & Community Buildings income £169k
- Other income shortfalls £222k
- Shortfall on salary recharges to the capital programme £211k

These are offset by:

- Surplus recycling materials income £1,287k

It should be noted that there will be further financial pressures included within the Place directorate position later in the year to reflect the pay award and the new energy contract prices. These pressures are currently being reported corporately and are therefore not reflected in the figures above.

Areas of particular note are explained in more detail below.

### 3.1.1 Home to school transport costs

There continues to be significant pressure within the Home to School Transport service as a result of a growth in demand specifically for SEND transport and market factors driving increases in contract prices.

Whilst the service continues to do everything possible to contain the costs, ultimately providing the transport is a statutory service.

This area will continue to be monitored especially now the new school year has started and all the transport arrangements are in place, the forecasts will be updated to ensure we are reflecting the true financial position of the service and this is an area which is being reviewed as part of the Medium Term Financial Planning for 2023/24.

### 3.1.2 Contract inflation pressures

There are a number of large contracts within Place which the council is contractually obliged to pay inflation based on a range of indices that are relevant to the specific area.

Contract inflation is funded through the medium term financial plan however due to the current economic situation the actual inflation being incurred significantly outweighs the amount provided for within the 2022/23 budget.

One example of this is fuel inflation on the waste contract, the budget was based on fuel inflation at 7%, the actual contractual inflation for fuel for 2022/23 is 21% due to the fuel prices in February & March 2022.

### 3.1.3 Mitigations

The Place leadership team and service managers are meeting regularly to discuss potential financial mitigations within the current year which will help reduce the forecast overspend by the end of the year.

## 3.2 Risks

There are a number of risks that may materialise at some point during the financial year, or situations that may require the council to consider providing support or incurring additional expenditure at some point.

These items are being collated and assessed however given that the Directorate budget for the current year is not yet balanced, then any decision to increase spending beyond approved or current levels would be deemed inappropriate and could contravene requirements within the Constitution.

The following areas are currently being monitored as potential areas of risk, although no additional spending for these items has been included within the forecast position.

**Support to contractors/providers** – the current economic situation is causing significant financial impacts for contractors and providers who deliver services on behalf of North Somerset Council. Whilst contractually the council is not obliged to fund anything in addition to contractual inflation, the council may have to consider the consequences of not providing additional support in these areas, such as market failures, which would impact on residents. It is hoped that the government support measures will reduce some of these pressures, although it is recognised that they will not completely disappear and hardship to some degree will remain.

**Bus services** – whilst recognising the significant benefits that the bus network brings to many residents and communities, the council only has a limited amount of resources allocated within the existing budget to fund and support specific bus routes, which it can do by using discretionary service powers. However, given the increasing pressures being experienced elsewhere within the statutory services that the council must continue to provide, it does mean that there is currently little scope to intervene within the public transport market should bus providers stop providing routes.

### **3.3 Medium Term Financial Plan Savings 2022/23**

The 2022/23 budget approved by Full Council on 15 February 2022 included £1.275m of savings to be achieved in the current financial year.

Positive progress is being made and a number of the savings have now been delivered or are on track to be delivered by the end of the financial year.

The savings approved as part of the 2022/23 budget are detailed in appendix two along with the delivery progress.

## **4. Consultation**

Not applicable.

## **5. Financial Implications**

Financial implications are contained throughout the report.

## **6. Legal Powers and Implications**

The Local Government Act 1972 lays down the fundamental principle by providing that every local authority shall make arrangements for the proper administration of their financial affairs, although further details and requirements are contained within related legislation. The setting of the council's budget for the forthcoming year, and the ongoing arrangements for monitoring all aspects of this, is an integral part of the financial administration process.

## **7. Climate Change and Environmental Implications**

There are no direct or specific climate change and environmental implications associated with the recommendations within this report although they remain an important factor in many areas of the council's revenue and capital budgets and are considered and integrated where appropriate.

## **8. Risk Management**

See paragraph 3.2.

## **9. Equality Implications**

There are no specific equality implications with regard to the recommendations contained within this report.

Individual savings proposals incorporated into the revenue budget are supported by an Equality Impact Assessment.

## **10. Corporate Implications**

With continuing financial pressures and demands for services, it is essential that the councils' limited resources continue to be prioritised and allocated in line with the identified priorities.

## **11. Options Considered**

Not applicable

### **Author:**

Joanne Jones, Finance Business Partner (Place)  
[Jo.jones@n-somerset.gov.uk](mailto:Jo.jones@n-somerset.gov.uk)

### **Appendices:**

## Appendix 1 – Financial Overview Place Directorate

### FINANCIAL OVERVIEW OF THE PLACE DIRECTORATE AS AT 31 AUGUST 2022

Directorate Summary					
	Original Budget 2022/23 £000	Virements £000	Revised Budget 2022/23 £000	Forecast Out-turn 2022/23 £000	Projected Out turn Variance £000
- Gross Expenditure	56,727	3,652	60,379	65,166	4,787
- Income	(23,124)	(2,338)	(25,462)	(27,027)	(1,566)
- Transfers to / from Reserves	(3,614)	(1,224)	(4,837)	(6,711)	(1,874)
<b>= Directorate Totals</b>	<b>29,989</b>	<b>91</b>	<b>30,080</b>	<b>31,428</b>	<b>1,348</b>
Forecast Out-turn Variance					4.48%
- Neighbourhoods & Transport	27,909	114	28,023	29,074	1,051
- Placemaking & Growth	1,433	0	1,433	1,719	286
- Directorate Overheads	578	(23)	555	566	11
- Special Expenses	69	0	69	69	0
<b>= Directorate Totals</b>	<b>29,989</b>	<b>91</b>	<b>30,080</b>	<b>31,428</b>	<b>1,348</b>
Forecast Out-turn Variance					4.48%

Extract showing material variances compared to the revised budget			
Service area and projected budget variance	Revised Budget 2022/23 £000	Forecast Out-turn 2022/23 £000	Projected Out turn Variance £000
<b>Environment and Safer Communities</b>			
<u>Environmental Services &amp; Enforcement:</u>			
NSEC - Surplus on recycling materials (income)	(1,599)	(2,886)	(1,287)
NSEC - Main contract (expenditure) - Inflationary increase	10,314	10,773	459
NSEC - Waste Receptacles	142	249	107
Waste Disposal Contract (net) - inflationary & tonnage increases	6,292	6,611	319
Garden Waste Charging Scheme (income) - shortfall on income target	(2,195)	(1,776)	419
Garden Waste Charging Scheme - use of compensation reserve	0	(350)	(350)
Garden Waste Charging Scheme - reduction in scheme costs	235	135	(100)
Litter enforcement - short-fall in contract income	(30)	(5)	25
<u>Safer Community Services:</u> - CCTV (includes historical £95k budget saving)	238	331	93
Use of Town Council receipt	0	(40)	(40)
<b>Highway &amp; Parking Operations</b>			
Highway Electrical & ITS - Inflationary increases on new contracts 'materials' costs	1,449	1,513	64
Highway Network & Traffic Management - Road closures income above target	(82)	(240)	(158)
Materials testing Lab - expected shortfall on fee income	(321)	(212)	109
Local Transport Plan (stage 6 & 7)	0	104	104
Funded by Strategic Projects (Local Plan) reserve	0	(104)	(104)
<b>Open Space, Natural Environment &amp; Leisure</b>			
<u>Leisure:</u>			
Loss of income - Profit share on Leisure Contracts	(439)	(349)	89
Agreed mitigation: planned use of reserves	0	(90)	(90)
Financial support for Leisure Providers (DP189)	175	175	0
Funded by Covid Reserve	(175)	(175)	0
<u>Parks &amp; Seafront:</u>			
<b>Bay Cafe:</b>			
Income losses (some operations moved during SEE Monster - incl underlying pressure)	(418)	(82)	336
Forecast turnover share from temporary operator	0	(17)	(17)
Saving on expenditure budgets relating to mainly catering provisions & equipment	261	123	(138)
Saving on staffing costs whilst outsourced	183	77	(106)
<b>The Bay &amp; Seafront Events (limited events due to SEE Monster):</b>			
Net expenditure budget (excluding staffing)	(175)	(16)	159
Saving on staffing costs whilst events not running	79	29	(50)
Mitigated by loss of income compensation from new Substance	0	(70)	(70)
<b>Parks &amp; Street Scene Contract:</b>			
Glendale contract - Inflationary pressure on extended contract	2,246	2,328	82
S106 funding draw-down shortfall	(345)	(282)	63



<b>Extract showing material variances compared to the revised budget (contd)</b>			
<b>Service area and projected budget variance</b>	<b>Revised Budget 2022/23 £000</b>	<b>Forecast Out-turn 2022/23 £000</b>	<b>Projected Out- turn Variance £000</b>
<b>Transport Planning</b>			
<u>Home to Schools Transport (HTST):</u>			
Home to School Transport - Baseline position re increased demand and costs	4,725	5,660	935
Draw down of S106 funding	(150)	(350)	(200)
Extended Rights to Free Travel Grant 2022/23	(97)	(210)	(113)
Home to School Transport - Q Routes software	0	24	24
Home to School Transport - New inflationary pressures for 2022/23	0	286	286
Use of Corporate risk reserve to fund new inflationary pressures	0	(286)	(286)
Home to School Transport - Anticipated new academic year demand	0	300	300
<u>Bus Services</u>			
Bus Services Improvement Plan - Staffing revenue pressure	139	181	42
Funded by reserves (residual 2021/22 grant funding)	0	(25)	(25)
<b>Libraries &amp; Community</b>			
Shortfall in Campus income	(359)	(247)	112
Shortfall in Somerset Hall income	(121)	(63)	58
<b>Placemaking &amp; Development</b>			
Community Renewal Fund - Remaining project spend (ending December 2022)	0	1,504	1,504
Funded by 'Receipt in Advance', grant payment received in 2021/22	0	(701)	(701)
Funded by Final grant claim due in year	0	(802)	(802)
Economy Team staffing - Employer of Choice / Graduate posts	71	211	140
Funded by use of ear-marked reserves	(71)	(211)	(140)
Weston Business Quarter consultancy costs	0	182	182
Weston Quarry consultancy costs	0	84	84
Funded by Driving Growth reserves	0	(267)	(267)
Birnbeck Pier - consultancy commissioned to date	0	101	101
Funding due from Historic England	0	(101)	(101)
Planning - Planning Appeal consultancy and barrister costs to date	0	70	70
Funded by Major Planning Appeal Reserve	0	(70)	(70)
<b>Directorate salary position</b>			
Shortfall on salary recharges to the capital programme (partially mitigated by vacancies v	(2,966)	(2,355)	611
Capital projects delivery team (underspend relating to vacant posts)	2,832	2,432	(400)
<b>Sub total - material budget variances</b>			<b>1,259</b>
Other minor variations to the budget			89
<b>= Directorate Total</b>			<b>1,348</b>

## Appendix 2 – MTFP Savings 2022/23 – Progress update

MTFP SAVINGS PROPOSALS REFLECTED WITHIN THE 2022/23 REVENUE BUDGET						
Dir Ref	Dir	Theme	MTFP Savings Proposals	2022/23 £0	RAG Rating	Notes / Comments
PD S1	Place	Income Generation	Increase of recycling materials income	-500	G	Sale of recycling materials forecast to exceed income budget
PD S2	Place	Income Generation	Re-base garden waste income budget to align to actual levels	-230	G	Shortfall on income after using Waste compensation reserve - mitigated by the reduction in scheme costs
PD S4	Place	Income Generation	Use income from Permit Scheme to fund existing staff	-50	A	Work underway to identify staff time that can be legitimately charged to the scheme
PD S7	Place	Efficiency / Change	Revisit safe Home To Schools Transport routes	-100	A	Recruitment challenges in Design team slowing implementation
PD S8	Place	Efficiency / Change	Safer roads initiatives (additional sites meeting relevant criteria)	-30	G	Bus Lane enforcement - income target already exceeded
PD S9	Place	Efficiency / Change	Events programme to become cost neutral or minimal support	-65	G	Air festival - current year event funded by reserves
PD S10	Place	Income Generation	Introduce break-even policy for Building Control	-20	G	Balanced budget on target to be achieved
PD S13	Place	Income Generation	Parking income	-150	A	Income levels to end of July on target, currently forecast will achieve budget
PD S14	Place	Review provision	Reduction in Concessionary Fares costs - aligned to lower levels of demand for the service	-50	G	Reflected in the WECA transport Levy
PD S15	Place	Efficiency / Change	Reduction in staff travel costs - to reflect the new ways of working	-25	A	Mostly achieved based on car allowances paid to date, possibly small overspend
PD S16	Place	Efficiency / Change	Reduction in street lighting energy costs - aligned to roll-out of LED investment programme	-40	G	Prior year programme roll-out have given significant energy usage however the savings will be not realised due to inflation
PD S17	Place	Income Generation	Increase in income levels, e.g. public conveniences	-15	G	On track to achieve income target
<b>DIRECTORATE TOTAL</b>				<b>-1,275</b>		

# Placemaking, Economy and Planning Policy and Scrutiny Work Programme November 2023

(to be updated following each Panel meeting)

The Panel will consider issues of significant public concern, areas of poor performance and areas where Members think the Council could provide better value for money. This is a “live” document and is subject to change as priorities or circumstances change.

## Section One – planned panel working groups.

Topic	Reason for scrutiny	Method of scrutiny and reporting process	Timeline	Progress	Contact

## Section Two – briefings, workshops, and informal panel meetings. Outcomes may, with Chairman’s agreement, generate panel agenda items (for inclusion in S4 below) or, with panel agreement, be escalated to S1 above:

Topic	Reason for scrutiny	Date	Outcome	Contact
All-Member PEP briefing – North Somerset Local Plan	To enable Member engagement with Local Plan development. Providing meaningful engagement with, and hence assurance around, the development of the Plan.	27 SEP 23	Member feedback gained before consultation on the pre-submission commenced.	Richard Kent / Michael Reep
All-Member Parking Policy briefing	Member engagement on final draft of Parking Management Strategy before public consultation	14 NOV 23	Member feedback gained.	Steve Thorne

**Section Three - agenda reports to the Panel meetings as agreed by the Chairman.** This section provides for the forward planning of agendas and a record of panel meeting activity.

### PEP 31 July 2023

Report Title	Purpose of Report	Outcome (actions)	Contact
Role, Remit and Work Plan of the Placemaking, Economy and Planning Policy and Scrutiny Panel	To consider and agree the Panel's Work Plan.	Further informal discussion	Brent Cross
North Somerset Local Plan: progress update	To consider the proposed approach and make any recommendations in relation to the emerging content and issues to assist in the preparation of the Pre-submission document.	Input given; all-Member briefing 27SEP23	Michael Reep / Richard Kent
UK Shared Prosperity Fund Year 3 Allocation	To advise on and endorse the contents of this report, to be presented to Executive for approval in September.	Members feedback given; informal update on Year 2 funding Apr/May '24	Jane Harrison
Place Finance update	To Panel note the final out-turn position for 2022/23 against budget for Place and note the current budget and risks for 2023/24.	Panel comments noted.	Jo Jones

### PEP 22 November 2023

Report Title	Purpose of Report	Outcome (actions)	Contact
Placemaking and Development updates including Levelling Up Fund and development sites	Report for noting; result of a commitment to bring six-monthly updates to the panel on the delivery of the Levelling Up Fund programme.		Jenny Ford
Infrastructure Delivery Plan progress update	To consider and endorse the proposed approach to identifying infrastructure requirements associated with the Local Plan.		Natalie Richards
Place Finance Update	To note the current forecast against budget for Place.		Jo Jones

## PEP 6 March 2024

Report Title	Purpose of Report	Outcome (actions)	Contact
Economic Plan; Employment and Skills Plan			Jane Harrison
Place Directorate Performance Update			Emma Diakou
Place Finance Update			Jo Jones

### Section Five - Recommendations - Response from Executive Member

Area for investigation/ Recommendations	When were the recommendations to the Executive agreed?	Expect answer by (first panel meeting after recommendations were submitted)

### Section Six - Progress and follow-up on implementing Panel recommendations

Panel Recommendation	Date of response	Actions – implementation progress

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