

NORTH DEVON COUNCIL

Report to: EXECUTIVE COMMITTEE
Portfolio Holders: LOCAL PLAN AND REGENERATION
Date: 7 JANUARY 2019
Topic: HOUSING INFRASTRUCTURE FUND PROJECT
UPDATE: WESTACOTT
Report By: HEAD OF PLACE
Author: REGENERATION MANAGER

1 INTRODUCTION

- 1.1 The Housing Infrastructure Fund (HIF) is available for local authorities to fund infrastructure that will unlock new homes in areas of greatest housing demand but where developments are marginally viable.
- 1.2 In February 2018 the Council was advised that it had been successful with a bid. The Council was awarded £2,080,000 (subject to appropriate financial checks) to bring forward a new roundabout off the A361 to access the Westacott site.
- 1.3 An update was provided to members at Executive on the 5th November 2018. This report provides further update.

2 RECOMMENDATIONS

- 2.1 Members to note progress.

3 REASONS FOR RECOMMENDATIONS

- 3.1 It was requested that members be updated on this project on a monthly basis.

4 REPORT

- 4.1 Since the HIF award we have been working with Homes England, stakeholders and the land promoters/developers to progress this project.
- 4.2 As reported to members in November, Homes England and their advisors; CBRE, visited the site in October 2018.
- 4.3 CBRE have since requested additional information and an updated cost appraisal, which is being prepared.

- 4.4 We are continuing to work with Homes England, CBRE, Devon County Council (DCC) as Highways Authority and Barwood Land as land promoter to progress this project. Discussions continue between DCC and Barwood Land to ensure that the access required for the Westacott development and the roundabout that forms part of the ‘Link Road’ project are compatible.
- 4.5 The outline planning application for the whole of the Westacott site was submitted in August 2018 and is being considered by the Development Management Team. The North Devon Link Road Improvements planning application has also been submitted and is being considered by the Planning team at DCC.

5 RESOURCE IMPLICATIONS

- 5.1 Internal resource will be required from Economic Development to project manage the process. Additional resource will be required from DCC Highways, Legal, Finance and Planning.

6 CONSTITUTIONAL CONTEXT

Article or Appendix and paragraph	Referred or delegated power?	Key decision?
Article 7.12	Appendix 4, para 17	No

7 STATEMENT OF CONFIDENTIALITY

- 7.1 This report contains no confidential information or exempt information under the provisions of Schedule 12A of 1972 Act.

8 BACKGROUND PAPERS

- 8.1 The following background papers were used in the preparation of this report:
 - o The adopted North Devon and Torridge Local Plan
 - o Housing Infrastructure Fund Prospectus and bidding documents

The background papers are available for inspection and kept by the author of the report.

9 STATEMENT OF INTERNAL ADVICE

- 9.1 The author confirms that advice has been taken from all appropriate Councillors and Officers.

Executive Member: Councillor Barker/Councillor Yabsley
 Author: SJ Mackenzie-Shapland
 Date: 7 December 2018
 Reference: