

**LOCAL DEVELOPMENT FRAMEWORK PANEL – 4TH AUGUST 2010**  
**Growth Area Funding – Proposals for Expenditure**

Agenda Item 8

<b>Portfolio Area:</b>	Enterprise and Culture
<b>Report Presented by:</b>	Paul Munson, Head of District Development
<b>Background Papers:</b>	Growth Area Funding Guidance; Chelmsford and Braintree Growth Area Funding Programme of Development; Correspondence from CLG
<b>Corporate Implications:</b>	Please refer to table at end of report
<b>Options:</b>	<ol style="list-style-type: none"> <li>1. To agree the proposals for expenditure as set out in the report</li> <li>2. To agree alternative proposals for expenditure</li> </ol>
<b>Risks:</b>	<p>Failure to agree proposals will put the delivery of projects at risk</p> <p>Proposals for expenditure should support the delivery of housing and employment as set out in the Programme of Development otherwise there is a risk that the funding may be reclaimed</p>

**Executive Summary**

The priorities for the expenditure of Growth Area Funding were agreed at the LDF Panel meetings on 3<sup>rd</sup> February 2010 and 23<sup>rd</sup> June 2010.

The Government has now confirmed the allocation of funding for 2010/11 in the sums of £832,502.65 capital and £67,238.50 revenue subject to the submission of a statement on local and community engagement.

Additional requirements for funding have been identified relating to the Freeport foot/cycle bridge, the Motts Lane foot/cycle bridge and funding for the Water Cycle Study Phase 2 which require approval for expenditure.

The Panel is also asked to recommend to Cabinet the expenditure of section 106 funding on the Freeport foot/cycle bridge.

**Decision**

1. To recommend to Council the proposals for the expenditure of Growth Area funding as set out in this report and as follows:

The principle of £120,000 additional funding for Freeport foot/cycle bridge from GAF.

The principle of a contribution to Motts Lane foot/cycle bridge, Witham

2. To approve the following expenditure:

Water Cycle Study Phase 2 - £25,000 Revenue

3. To recommend to Cabinet the expenditure of s106 monies (£183,400) from Wyevale developments towards the funding for Freeport foot/cycle bridge.

## **GROWTH AREA FUNDING – PROPOSALS FOR EXPENDITURE**

1. The priorities for the expenditure of Growth Area funding were agreed at the LDF Panel meetings on 3<sup>rd</sup> February 2010 and 23<sup>rd</sup> June 2010. It has also been agreed that any remaining Growth Area Funding should be used to support the delivery of growth and regeneration areas identified in the Draft Core Strategy and the delivery of affordable housing. Specific proposals for expenditure would be subject to the normal approval process.

2. Chelmsford and Braintree Councils were jointly awarded Growth Area Funding (GAF) to support the delivery of new housing and employment and associated infrastructure in December 2007. The award of funding was based on a joint Programme of Development that was submitted to Government in October 2007 with the funding being made available in annual instalments between 2008 and 2011. The total funding available to the two Councils for the period 2008 to 2011 is approximately £11m, of which Braintree's share is approximately £4.3m. The Government has now confirmed the allocation of funding for 2010/11, although this will not be released until the Growth Area Partnership has submitted a statement of the partnership's approach to securing real local and community engagement and the progress we are achieving in that and setting out how we are able to show that existing residents will gain from this funding. This statement is being prepared in partnership with Chelmsford BC and in consultation with the lead members of each Council for submission to the Minister.

1. The confirmed funding available to this Council is therefore as follows:

### **Year 2008/9**

Capital - £1,741,621

Revenue - £101,156

### **Year 2009/10**

Capital - £1,463,510.30

Revenue - £63,481.95

### **Year 2010/11 (subject to submission of statement as set out above)**

Capital – £832,502.65

Revenue - £67,238.50

### **Total Confirmed funding:**

Capital - £4,037,633.95

Revenue - £231,860.45

2. The agreed priorities for expenditure were as follows:

### **Capital Expenditure**

Delivering Employment Growth

Purchase of employment land and provision of infrastructure – land north of Springwood Industrial Estate, Braintree

Delivering Housing Growth

Purchase of land and contribution to site development costs, Braintree

Infrastructure to Support Housing Growth

Freeport Foot/Cycle Bridge, Braintree

Witham Station Footbridge Extension

Greenspace Improvements, John Ray Park, Braintree

Town Centre Regeneration

Purchase of land east of High Street, Halstead

### **Revenue Expenditure**

Water Cycle Study

Revised Development Brief for Land East of High Street, Halstead

Braintree Rail Study

3. The current status of projects under these headings is set out in the schedule at Appendix 1. Funding for specific projects agreed to date is:

Braintree Town Centre Regeneration - £360,000 Capital

Contribution to Freeport Foot/Cycle Bridge - £250,000 Capital

Funding for Braintree Branch Line Rail Study Phase 1 - £40,000 Revenue

Improvement of Station Road, Witham to adoption standard - £40,000

Some funding remains unallocated and the position on some schemes has changed since the priorities were agreed. The overall objective of Growth Area Funding is to support the delivery of new housing and employment and supporting infrastructure. Three additional proposals for GAF expenditure have come forward. These are:

### **Additional Contribution to Freeport Foot/Cycle Bridge**

4. This project is being managed by Essex County Council and funding towards the bridge has been secured from various sources as listed below:

- £250,000 - Growth Area Funding
- £250,000 – Match funded by ECC
- £100,000 – s106 (planning application 05/01074/FUL)
- £50,000 – s106 (planning application 07/00985/FUL)
- £30,000 – s106 (planning application 04/02099/FUL)
- £20,000 – Access for All Funding

Total – £700,000

In accordance with the wording of the s106 agreements for planning application 05/01074/FUL and 07/00985/FUL the monies (a total £150,000) has been claimed by ECC and needs to be spent within two years (by July 2012) otherwise it is repayable to the developer.

5. The construction of the cycle/foot bridge has not yet been out to tender. However, the scheme had previously been estimated at £700,000 but due to increasing material costs the estimate is now £1 million leaving a shortfall of approximately £300,000 in funding for the scheme.

6. Public consultation on the proposals for the bridge took place in December 2009. The design of the bridge is completed and it is anticipated that a planning application can be submitted shortly.

#### S106 Funding

7. There is £183,400 of claimed s106 monies from Wyevale developments which is to be spent in the vicinity of Freeport. This financial contribution could be used towards the funding of the Freeport foot/cycle bridge which will improve accessibility for pedestrians and cyclists from the south west of Braintree to use the retail and leisure facilities at Freeport.

#### Additional Growth Area Funding Contribution

8. Members of the LDF panel approved on the 3<sup>rd</sup> February 2010 £250,000 of growth area funding towards the scheme. In light of the new estimate for the construction of the bridge the principle of using an additional £120,000 of growth area funding is sought to make up the shortfall in funding for the scheme.

9. It is anticipated that if Members approve in principle the additional growth area funding and the expenditure of the s106 monies towards the Freeport bridge (a total of £303,400) the shortfall of funding for the scheme can be met.

#### **Motts Lane, Bridge**

10. Motts Lane is located to the north east of Witham providing a link between the residential areas of Forest Road/Templars estate and the Eastways/Freebournes industrial estate.

11. Motts Lane which crosses the main London to Norwich railway line where trains speeds exceed 100 mph is currently designated as a bridleway, although as there are no recorded usage by horses there are proposals to downgrade Motts Lane to a cycle/pedestrian path.

12. Currently, the lane crosses the railway line at a level crossing equipped with a warning light to signal the approach of trains. Unfortunately, this level crossing was the site of two fatalities a few years ago. The continued long term use of the level crossing on such a major rail route is regarded as inherently unsafe and undesirable.

13. Network Rail is in the process of commissioning a new study which will look at 4 options and costs to provide a bridge suitable for cyclists and pedestrians (*this follows the previous study which only assessed designs for a bridleway bridge which estimated construction costs in excess of £6million*). This study should be completed by September 2010.

14. Cycle/footbridge schemes of a similar nature have previously cost approximately £2 million. However, the proposed bridge at Motts Lane could cost more or less depending on the design.

15. The Motts Lane bridge will remove the level crossing and will provide a safe off road route for cyclists and pedestrians to access the industrial estates in Witham.

#### Funding for a cycle/foot bridge

16. Network Rail is keen to remove all level crossings on the main lines and currently has £1.5 million allocated in their 'safety budget' for improvements to Motts Lane. Unfortunately, Essex County Council has no funding available towards this scheme. Network Rail has suggested that third party funding could be useful in securing other funding within Network Rail towards the scheme.

#### Growth Area Funding

17. The final costs for the bridge will not be known until September when the options study has been published although we are expecting the costs to be in the region of approximately £2m. We are therefore seeking approval in principle of the LDF panel towards a contribution of £500,000 growth area funding towards the scheme and we are proposing to provide more details of costs in September.

#### **Water Cycle Study Phase 2**

18. In order to ensure that the evidence base is complete for the examination of the LDF it has been necessary to commission a Phase 2 Water Cycle Study which will examine the effects of proposed growth on water and in particular sewage flows. Following a competitive tender process this is being carried out by Hyder Consulting at a cost of £25,000. The study is expected to be completed by October 2010.

19. These proposals can be accommodated within the funding already received for 2008/2010.

20. Progress on other projects is as set out in Appendix 1 and specific proposals for expenditure on these projects will be reported to future meetings of the Panel.

<b>Project Title</b>	<b>Lead Organisation</b>	<b>Description of Project</b>	<b>Total Cost</b>	<b>Delivery Date</b>	<b>GAF Funding 2008/10</b>	<b>GAF Funding 2010/11</b>	<b>Other Funding</b>	<b>Current Position (June 2010)</b>
<b>Capital Schemes</b>								
<b>Delivering Employment Growth</b>								
Land north of Springwood Industrial Estate, Braintree	BDC	Purchase of employment land and provision of infrastructure	£1m	2010/11	£180k	£800k		Land identified for employment growth in LDF draft Core Strategy. Discussions with landowners on hold.
<b>Delivering Housing Growth</b>								
Land r/o Rayne Road	BDC	Land assembly to bring forward land for development for 40 houses	£460k	2010/11	£460			Feasibility study completed. Land acquisition not being actively pursued.
Various sites Braintree	BDC	Land assembly and contribution to development costs to support the delivery of affordable housing	£1m	2010/11	£1m			Negotiations taking place on contribution to one site in Braintree
<b>Infrastructure to Support Housing and Employment Growth</b>								
Freeport Foot/Cycle Bridge	ECC	Contribution to construction costs	£1m	2011	£370k		£250k ECC £380k Section 106	Preliminary Design complete. Pre-planning application consultation completed. Planning application to be submitted Summer 2010.
Witham Station Footbridge Extension	ECC/Network Rail	Contribution to construction costs	£2m		£40k		S.106 ECC Network Rail	ECC have now agreed a design and build package with Network Rail. GAF funding proposed for improvement of part of Station Road to adoptable standard.
Motts Lane Foot/Cycle Bridge, Witham	Network Rail	Contribution to construction costs	£2m		£500k		£1.5 million Network Rail	Network Rail has appointed a consultant to undertake an options study for a cycle/footbridge. Findings should be available in September 2010.
Greenspace Improvements –	BDC	Contribution to improvement works	£500k	2011	£300k		£100k	Footpath/Cycleway options being

Project Title	Lead Organisation	Description of Project	Total Cost	Delivery Date	GAF Funding 2008/10	GAF Funding 2010/11	Other Funding	Current Position (June 2010)
John Ray Park							section 106 £100k BDC	investigated. Construction proposed for Summer 2011.
<b>Town Centre Regeneration</b>								
Land East of High Street, Halstead	BDC and Private landowners				0			Site currently under offer. GAF funding unlikely to be required
Braintree Town Centre Regeneration	BDC	Purchase of Property in Braintree Town Centre	£360k		£360k			Complete
Total Capital Identified					£3.2m	£800k		
GAF available					£3.2m	£832k		
Unallocated					£0k	£32k		
<b>Revenue</b>								
Water Cycle Study	BDC	Consultants Costs – Phase 1 Consultants Costs - Phase 2		2008 2010	£70k £25k			Phase 1 Study Complete Phase 2 Study commissioned
Braintree Rail Study	BDC	Consultants Fees	£75K	2010	£40k			Network Rail commissioned to carry out Phase 1 feasibility study. Report due at end of September 2010
Total Revenue Identified					£135k	0		
GAF Available					£164k	£67k		
Unallocated					£29k	£67k		

<b>Corporate Implications</b>			
<b>Financial:</b>	This is additional funding available to the Council and will not impact on existing budgets		
<b>Legal:</b>	None		
<b>Equalities &amp; Diversity:</b>	Positive as the funding will facilitate the delivery of new housing and jobs		
<b>Customer Impact:</b>	Projects funded by GAF will be of benefit to people living and working in the District and to local businesses		
<b>Environment &amp; Climate Change:</b>	This will need to be assessed for individual projects supported by GAF		
<b>Consultation/Community Engagement:</b>	Local Committees		Partners
	Public		Staff
<b>Key Decision:</b>	Yes		
<b>Public/Private Report:</b>	Public		
<b>Officer Contact:</b>	Paul Munson		
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