

Project Summary – Five Year Plan Projects

Q1 2022/22 (Apr-Jun 2022)

1. Project

Create a new Local Plan for the Borough.

Status

GREEN

Update

A timescale contained in the Local Development Scheme (October 2021) has been agreed.

The Local Plan has been submitted to the Secretary of State for Examination, in accordance with the latest timetable. A Planning Inspector has been appointed to undertake the Examination.

Examination Hearings were held in March and between May and July 2022. This varies slightly from the published timetable which had considered that these would be completed by April. Nevertheless, the overall timetable for adoption of the Local Plan in January 2023 (as set out in the Local Development Scheme) is still achievable, but much will depend on the timing of the Planning Inspector's report. It is expected that the Council will receive details of next steps from the Inspector sometime in September 2022.

Areas of risk at the Examination have been identified.

There are significant negative consequences associated with delay to the Local Plan, and accordingly positive continued progress is paramount.

2. Project

Create new sports facilities for the Borough.

Status

GREEN

Update

Hawkenbury site - all site surveys have been completed and a pre planning application submission made to Local Planning Authority (TWBC) and KCC. A formal response has been received and some initial work has been undertaken to establish the extent of mitigation required for noise, ecology and transport issues.

Outline planning consent has been renewed for the sites at Hawkenbury (21/00300/FULL) and Rusthall (21/00068/FULL).

An initial review of business case for the project has been carried out.

A proposal to obtain a more detailed understanding of the extent of mitigation required for noise, ecology and transport issues together with updates to the capital values included in the business cases is to be prepared. The outputs from this further work will be taken into account in a review of the business case.

Consultation has been undertaken with potential users of the proposed Hawkenbury site and considered as part of the Cabinet decision to extend the existing grounds maintenance contract to December 2024.

Site allocations associated with the provision of sports facilities are part of the part of the Local Plan submitted for Examination.

3. Project

Support the development of community centres in the borough: Cranbrook

Status

AMBER

Update

The project has now received confirmation from the NHS that the GPs are on board with the project and ready to lead the delivery of the new facility. WKCCG has given us the specification of the facility in terms of size of building they need to deliver GP services from which will form the basis of the business case.

Work is underway on site to determine what the ground conditions are to confirm whether pad or pile foundations are needed. Once this work is complete a revised business case with updated costs based on inflation and public works loan board interest rates having increased can be approved.

Subject to the above stacking up financially given the increase in construction costs, the project can go out to tender for TPM, QS and subject to procurement, a Pre Construction Services Agreement or a multi discipline architect can be signed.

KCC has given the parish written confirmation that they are keen to see the project progress and that they would support the library moving in and that they will consult with KCC Corporate Landlord to determine what degree of investment can be allowed for.

VAT report has concluded that there is a c£560k hit on the capital costs of the building and or a hit on the leasehold income to the council and or a revenue impact to the NHS. The project can still stack up despite these additional costs however the payback period goes beyond the 25 years initially desired by the Council.

4. Project

Support the development of community centres in the borough: Paddock Wood

Status

AMBER

Update

Construction is now underway on the Paddock Wood Community Centre.

Final construction costs were agreed despite last minute inflation price rises. The additional costs have been covered by further funding that has been identified and the works are currently anticipated to complete in October 22.

Confirmation of the S106 funding required for the delivery of the tennis courts and the hard ball cricket wicket has been confirmed from TWBC following SoS call in expiring.

Risks in the ground from high levels of ground water have mostly been mitigated by a very dry April, this has help to avoid significant extra costs from needing to pump large volumes of water away.

There are still risks with UKPN regarding utility provision of power as they are slow and costs remain unknown but Baxall are doing everything to mitigate this risk moving forward.

The town council has agreed to incorporate a charitable company to run the facility going forward and is likely to start marketing the pre-school element in the near future.