



## Bournemouth, Christchurch and Poole Shadow Executive Committee

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Report Subject	<b>Consultation on the Hillbourne Masterplan Proposals</b>
Meeting date	7 <sup>th</sup> November 2018
Report Author	Andrew Flockhart
Status	Public – Full Business Case and Covering Reports Non-Public – Appendices A1 – A3 – Financial Strategy
Classification	For consultation – Feedback to Poole Full Council – 13 <sup>th</sup> November 2018
Key Decision	Yes/ Report to Shadow Executive Committee
Executive summary	To invite the Shadow Executive Committee to comment on the proposed option for the delivery of the Hillbourne Masterplan ahead of it being considered by Poole Council on the 13 <sup>th</sup> November 2018.
Recommendations	<b>That the Shadow Executive Committee:- Endorse the scheme contained within the Hillbourne Masterplan Full Business Case as attached to this report.</b>
Reason for Recommendations	The Hillbourne Masterplan addresses the community needs on this site through the delivery of a purpose built 2 form entry Primary School with the surplus land released to deliver housing in line with the emerging Local Plan.  All of the housing options considered within this business case are deemed to be financially viable within the Financial Strategy detailed in Appendices A1 – A3 (incl).

	To inform the decision making at Poole Council on the 13 <sup>th</sup> November 2018.
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## **1.0 Background detail**

- 1.1 A full business case has been prepared for the delivery of a new school and housing at the Hillbourne site as detailed in the attached documentation.
- 1.2 The scheme delivers strategic priorities for the Borough of Poole in the form of a new build Primary School and new housing units and will meet the important needs of this community in the longer term.
- 1.3 The business case presents details of the new build school as well as four housing options all of which are deemed to be financially viable. Poole Council will decide which housing option will be implemented as part of this process.
- 1.4 Attached to this report is the Cabinet report that has been prepared for consideration by Poole Members on the 30<sup>th</sup> October 2018. This report provides more detail on the details of the Hillbourne Masterplan and should be read in conjunction with this short summary report.

## **2.0 Consultation**

- 2.1 Consultation has been undertaken with the following representatives ahead of a report being prepared for the People Overview and Scrutiny Committee within the Borough of Poole (presented on the 15<sup>th</sup> October 2018).
  - Senior Responsible Officers – Housing and Children and Young People
  - Hillbourne Primary School Head teacher and Governors
  - Planning Officers through the pre-application process
  - Section 151 Officer
  - Portfolio Holders – Housing and Capital Projects
  - Ward Members – Hillbourne
  - Overview and Scrutiny Committee (People and Children’s combined)

## **3.0 Options**

- 3.1 Options considered as part of this masterplan are included in the attached Full Business Case.

## **4.0 Summary of Finance and Resourcing Implications**

- 4.1 Financial Implications are contained in the confidential appendices A1 – A3 inclusive contained within the Full Business Case.

4.2 Financial Services have reviewed the affordability of the scheme under each housing option. The Section 151 officer provides assurance that ( subject to receipt of forecast housing receipts) the Masterplan is deliverable, regardless of which housing option is selected.

## **5.0 Summary of Legal Implications / Risk Assessment**

5.1 Details of the risks associated with the delivery of this masterplan are contained in Section 12.3 of the Full Business Case (page 34) along with details of mitigation undertaken to date.

5.2 The EQIA for the school build is attached at Appendix J of the Full Business Case

## **6.0 Summary of Human Resources Implications - nil**

## **7.0 Summary of Environmental Impact**

7.1 The environmental impact for this project will be considered during the detailed design process for both the school and the housing elements. Detailed surveys have been undertaken on the site to support the compilation of the full business case and the process going forward.

7.2 Both elements of the scheme will be subject to detailed planning applications which will involve public consultation as part of the process.

## **Background Papers**

Draft Full Business Case

Appendices A1 – A3(incl) – Confidential Financial Strategy – **to be tabled**

Appendix B – Masterplan Drawing, School design and Housing Design Drawings, Phasing Plan.

Appendix C – Summary of Surveys

Appendix D – Proposed Schedule of Accommodation

Appendix E - Indicative Design and Build Programme

Appendix F – Risk Analysis

Appendix G – Sport England Response

Appendix H – Dismissed Housing Layouts

Appendix I – Pre-application Feedback