



EXECUTIVE BOARD DECISION

REPORT OF: Executive Member for Regeneration

LEAD OFFICERS: Director of Growth and Development

DATE: 12 October 2017

PORTFOLIO/S AFFECTED: Regeneration

WARD/S AFFECTED: All

KEY DECISION: YES NO

SUBJECT: Growth Programme Progress Update

1. EXECUTIVE SUMMARY

Blackburn with Darwen Borough Council has an economic Growth Programme to support the long term financial sustainability of the Borough. To deliver this Growth Programme the Council has identified currently 176 sites across the Borough with projects planned to be implemented over the short, medium and long term.

Delivery of these private and public sector projects will generate many benefits to the Borough, including:-

- Additional tax revenues to support the Council's Medium Term Financial Strategy;
- Accelerate economic activity to create employment opportunities for residents;
- Support growth and vitality in the town centres of Blackburn and Darwen;
- Generate financial benefits from strategic land receipts; and
- Extend the choice and range of new family housing to attract new residents into the Borough.

The Growth Programme identifies sites across the Borough which utilise private or public sector land and cover employment, housing and town centre developments.

This report provides a summary of progress to date following management changes implemented in February of this year with the introduction of strategic support from Capita.

2. RECOMMENDATIONS

That the Executive Board note progress of the Growth Programme.

3. BACKGROUND

In order to deliver the Growth Programme the Council has invested in a new Growth Team which promotes Council owned sites for development and works with the private sector in bringing forward private sector sites.

The Growth Team also leads on all strategic planning functions, leads the pre-app process for major applications and administers the Section 106 process.

A range of initiatives have been developed to support in delivering the Growth Programme, which include:-

- A programme and pipeline dashboard with 14 key programmes of work covering 176 projects across employment, housing and town centres;
- Procurement of a Contractor & Development Framework to be used for delivering a variety of projects covering construction, civil engineering and developments which will commence in January 2018;
- Implementation of new s106 procedures to rigorously test developer's viability appraisals. This will ensure the Council receives the correct amount of funding to support education, affordable homes, green infrastructure and highways;
- Programme for disposing key strategic housing and employment land; and
- Programme of strategic highways infrastructure delivery.

4. KEY ISSUES & RISKS

The progress of the Growth Programme to date is detailed below with updates on key sites and overall planned delivery numbers. A strategic overview of the key sites are shown on the attached plan.

- The **14 key programmes** are divided into two programme themes; Place (9 programmes) and Thematic (5 programmes) across employment, housing and town centres sectors, which forecasts a total of 9374 new housing units and 3950 jobs based on delivery of 176 projects.

| Theme | No. of Strategic Programmes | Projects (Public & Private) | Estimated No of Jobs created | No of Housing Units |
|--------------|-----------------------------|-----------------------------|------------------------------|---------------------|
| Place | 9 | 86 | 3150 | 5954 |
| Thematic | 5 | 90 | 800 | 3420 |
| Total | 14 | 176 | 3950 | 9374 |

- **Strategic Programmes**

- **Place**

1. Blackburn Town Centre Developments
2. Darwen East Development Corridor
3. Darwen Town Centre Developments
4. Ewood Business Park
5. Furthergate Business Park
6. North Blackburn Development Corridor
7. South East Blackburn Growth Zone
8. Wainwright Way Commercial Units
9. West Blackburn Development Corridor

- **Thematic**

10. Affordable Housing
11. Empty Homes
12. Infill Commercial Sites
13. Infill Housing Sites
14. Specialist Housing

- **A total of 297 housing units for the year 2016/17 were delivered** (see table at the end of this section)
 - 70 private dwelling
 - 30 affordable homes
 - 30 converts
 - 167 empties brought back into use.

- **In the first half of 2017/18, 4 sites have now completed in full generating 81 housing units.**
 - Former Mill Hill Resource Centre – 23 units
 - Fosse Close / Newfield Drive – 36 units
 - Shadsworth Hub – 16 units
 - Former Belmont Bleachworks – 6 units.
- **There are 6 key developments on site which will yield 786 units upon completion.**
 - Parsonage Road – 85 units
 - Gib Lane West (Kingswood, Wainhomes and Story Homes) – 450 units
 - Shorey Bank – 119 units
 - Ellenshaw - 46 units
 - Eclipse Mill – 51 units
 - Red House Gardens - 35 units.
- **7 private owned key developments sites, yielding 994 units will come forward in the next 12 months.**
 - Lammack Road –75 units (received planning)
 - Albion Mill –105 units (received planning)
 - Whinney Lane - 270 units being promoted by Wainhomes
 - Roe Lee Farm - 33 units being promoted by Millers
 - Cranberry Lane - 135 units (pre-app stage)
 - Former SAPPI site (phase 1) - 250 units (outline planning stage)
 - Pole Lane North – 126 units (received planning)
- **Council owned key housing and commercial developments sites coming forward in the next 12 to 24 months.**
 - Roe Lee, housing site – 150+ units (tenders being evaluated)
 - Tower View, Darwen – small housing development site
 - Fenisccliffe, Blackburn – small housing development site
 - Alaska Street, Blackburn, affordable housing scheme
 - Griffin, Blackburn – affordable housing scheme
 - Dock Street, Blackburn – new commercial development site
 - Old Bank Lane, Blackburn – 500 space car park at Royal Blackburn Hospital
 - Whitebirk Industrial Estate - Pets Choice manufacturing facility
 - Whitebirk Industrial - Hippo Cars garage and maintenance facility
 - Wainwright Way (Phase 1), Maple Grove appointed and schemes being developed
 - Salisbury Road, Darwen – small housing development site
 - Fishmoor Drive, Blackburn – affordable housing development site
 - Former Waves Site - new cinema and leisure use development
 - Former 3 Day Market, Darwen - new public realm scheme being developed. Following demolition the commencement is scheduled for early 2018.
- **4 Private key commercial developments on site or coming forward in the next 12 months**
 - Accrol, new 100,000sqft commercial units nearing completion on Roman Road
 - M65 Junction 4, new commercial units on Commercial Way (Phase 1)
 - Chubb systems, new commercial development at Shadsworth Industrial Estate
 - Eurogarage offices, Haslingden Rd – new offices and 2 drive through restaurants
- **Key Infrastructure – schemes to promote growth with support from the LEP Growth Deal**
 - **Growth Deal 2**
Darwen East Development Corridor – scheme commencing in March 2018 and will support bringing forward housing developments within East Darwen.

- **Growth Deal 3**

- 1) North Blackburn – improvements to the Ramsgreave/Brownhill corridor to support housing growth along the corridor.
- 2) South East Blackburn – widening and improvements to the Haslingden Road corridor together with a new link road across the Blackamoor site to open up for housing and employment uses.
- 3) Furthergate – completion of new link road and associated junction works to open up land for employment uses.

- **Employment & Town Centres Forecasts – Pipeline of Jobs and Floor Space Summary**

| Theme | No. of Projects | Estimated No of Jobs created Job | Gross Floor Area (m2) |
|--------------|-----------------|----------------------------------|-----------------------|
| Employment | 55 | 2890 | 135,000 |
| Town Centres | 19 | 1060 | 15,000 |
| Total | 71 | 3950 | 150,000 |

- **Housing Completions to date with 3 Year Forecast**

| | Delivery | New Private | New Afford | Converts | Demo | Empties |
|----------------|------------|-------------|------------|----------|------|---------|
| 2012/13 | 191 | 86 | 131 | 6 | -32 | 0 |
| 2013/14 | 377 | 78 | 159 | 6 | -18 | 152 |
| 2014/15 | 420 | 148 | 60 | 5 | 0 | 207 |
| 2015/16 | 209 | 62 | 14 | 23 | 0 | 110 |
| 2016/17 | 297 | 70 | 30 | 30 | 0 | 167 |
| 2017/18 | 280 | | | | | |
| 2018/19 | 475 | | | | | |
| 2019/20 | 490 | | | | | |

5. POLICY IMPLICATIONS

Blackburn with Darwen's Corporate Plan 2016 to 2019 has a priority to accelerate the growth agenda, creating local jobs for local people and securing outcomes from capital investments. There is also a commitment to deliver the growth plan priorities for industry, town centres and housing.

6. FINANCIAL IMPLICATIONS

Whilst there may be financial implications for individual projects, which are reported separately, there are no financial implications for this progress update report.

7. LEGAL IMPLICATIONS

Whilst there may be legal implications for individual projects, which are reported separately, there are no legal implications for this progress update report.

8. RESOURCE IMPLICATIONS

Whilst there may be resource implications for individual projects, which are reported separately, there are no resource implications for this progress update report.

9. EQUALITY AND HEALTH IMPLICATIONS

Please select one of the options below. Where appropriate please include the hyperlink to the EIA.

Option 1 Equality Impact Assessment (EIA) not required – the EIA checklist has been completed.

Option 2 In determining this matter the Executive Member needs to consider the EIA associated with this item in advance of making the decision. *(insert EIA link here)*

Option 3 In determining this matter the Executive Board Members need to consider the EIA associated with this item in advance of making the decision. *(insert EIA attachment)*

10. CONSULTATIONS

The Growth & Development Board has been consulted during the development of the Growth Programme.

11. STATEMENT OF COMPLIANCE

The recommendations are made further to advice from the Monitoring Officer and the Section 151 Officer has confirmed that they do not incur unlawful expenditure. They are also compliant with equality legislation and an equality analysis and impact assessment has been considered. The recommendations reflect the core principles of good governance set out in the Council's Code of Corporate Governance.

12. DECLARATION OF INTEREST

All Declarations of Interest of any Executive Member consulted and note of any dispensation granted by the Chief Executive will be recorded in the Summary of Decisions published on the day following the meeting.

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| VERSION: | 0.01 |
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| CONTACT OFFICER: | Simon Jones |
| | Growth and Development Programme Director |
| DATE: | 07/09/2017 |
| BACKGROUND PAPER: | |