

**Council Forum Report of the the Executive Member for Regeneration
Portfolio Co-ordinating Director – Director of Growth and Development
28 March 2019**

FISHMOOR DEVELOPMENT

Countryside Homes have completed all surveys at the Fishmoor development sites. A formal pre-planning application to seek comments on emerging proposals has been submitted to the Council. Scheme proposals will be finalised following planning comments and will be submitted to the Council for consideration over the coming weeks. Emerging proposals outline around 380 new family homes for market sale, affordable rent/shared ownership and homes for private rent.

GRIFFIN HOUSING DEVELOPMENT

The Council's preferred bidder has completed further surveys on the site to confirm land contamination, statutory services locations etc to help optimise the scheme layout. Emerging proposals outline around 140 new family homes for sale, affordable rent and private rent. The refined proposals are planned to be submitted to the Council over the next few weeks for consideration. The new development will provide quality family housing in a safe and attractive environment.

LANESIDE CPO

The Laneside CPO was made on 26th July 2018 and submitted to the Secretary of State for confirmation on 2nd August 2018. The owner, Oriental Developments Limited, objected to the Council's application for confirmation of the CPO and a public inquiry was held on the 26th February 2019. The Council presented a strong case and was supported by attendance from residents and ward members. The Planning Inspectorate has advised that a decision will be made around the 8th of April.

ALASKA STREET DEVELOPMENT

The Council has appointed one of its strategic partners, Places for People (PfP), to develop 73 new family homes for affordable rent on the Alaska St site. The new homes will be through Modern Methods of Construction and will be manufactured off-site and erected on site. The development will provide good quality family homes to complement the extensive regeneration and new build previously undertaken by PfP in the Infirmary Waterside area. PfP are expected to start preparing the site for the build programme from May 2019.

DARWEN MARKET SQUARE

Public realm works are progressing on the Market Square with completion expected in April. Works have been managed to minimise disruption to traders and users of the area. The structure, walls, planting beds and refurbished railings are in place with paving quarried from Brinscall. New artworks have been commissioned following extensive consultation with the local community and will be installed at the end of the construction period. The Square will be available for events in May, including Darwen Music Live, and a programme is being developed in conjunction with the Town Council and other organisers.

GROWTH DEAL TRANSPORT SCHEMES

Ellison Fold Way, Darwen, is now open and for the first time directly links Marsh House Lane with Ivinson Road. The 750m residential link road, funded through Growth Deal 2, has been designed to improve access to South East Darwen and to open up land around Bailey's Field which will allow the building of new family homes.

Progress continues in relation to the Council's other Growth Deal 3 Transport schemes. Works are advancing at Furthergate with the new Gorse Street/New Burnley Road junction now visible. This scheme is expected to complete in Summer 2019. The North Blackburn Growth Deal 3 scheme is on-site with pre-works underway. Junction improvements at Pleckgate Road and Whalley Old Road will follow-on from works at Brownhill Roundabout later in the year.

VICTORIA STREET/NORTHGATE LINK ROAD

The Victoria Street/Northgate Link Road scheme started in February 2019. Groundworks are in progress and the old Northgate section of the highway has been unearthed, with reconstruction now taking place, with a comprehensive package of measures to follow. The Victoria Street/Northgate Link Road project will complete by March 2020.

LOCAL PLAN UPDATE

The Council are in the first year of a 3-year Local Plan Review process. Initial studies to establish the latest housing and economic development requirements for the Borough have been completed, and a "Call for Sites" exercise has also been carried out. The first round of public consultation is underway (11th Feb – 1st April) and is seeking the views of residents, businesses and stakeholders regarding the high-level strategic options for the new Local Plan.

An Employment Land Review of the Borough is almost complete, as is a Gypsy and Traveller Accommodation Assessment, with a Retail Capacity Study also underway to understand shopping patterns and needs. Once the consultation is complete, further technical studies will be necessary, and a "preferred options" plan will be drafted to identify the sites which should be allocated to meet the Borough's requirements for housing and employment development up to 2036. The public consultation on "preferred options" is likely to take place in early 2020.

ONE PUBLIC ESTATE

The Council acts as lead authority for Lancashire's One Public Estate (OPE) Programme and submitted the latest collective bid (OPE 7) for revenue and recyclable grant funding. The bid was successful in securing £395,000 for projects across Lancashire, including Blackburn with Darwen and to fund the core programme management team.

The Council's successful element is focused on the SE Blackburn/Haslingden Road Growth Corridor which secured £120,000 of recyclable grant to fund project management, business cases, masterplanning and feasibility studies. This work will help to assess opportunities for further developing Council and Hospital owned sites for residential and health related employment uses.