

Councillor Foster thanked James and Louise for their presentation.

Members of the Board made the following comments on the designs:

- An area of concern was the cost of the proposals outlined in the presentation and it was felt that cost consultants should work on the costs of the designs as soon as possible. The Board will then have to be selective based on affordability of the project.
- The importance of not cutting back on the costs of the public realm works and links with the Railway Station was stressed.
- The operation of the markets and ensuring the space is used more effectively beyond the three-days it currently operates was raised as an issue for further consideration.
- Officers agreed that the costs of the proposals were ambitious and that the costs were being assessed as part of refining the plans, with the planned consultation finding out what is important for the people of Leyland.
- The meeting was reminded about what we have committed to delivering as part of the Town Deal with the Government.
- In addition to the importance of assessing and refining the costs, the income and rents associated with the Base was an important part of the business plan.
- Research was being undertaken about other similar types of scheme to inform the project.
- It was felt that the focus of the market and proposed market square should be emphasised.
- A discussion took place on the amount of retail space included in the designs and whether this was viable in current climate. It was felt that demand for appropriate retail space was there, with pop-up, boutique and more bespoke smaller retail being in demand. An example of Gloucester Docks was highlighted as worth looking at.
- The Churchill Way gateway development was welcomed subject to it being affordable.
- The specification of housing on Quinn Street would be mixed to ensure the scheme was viable with discussions taking place with Homes England. All land would be surveyed for any contamination due to Leyland's industrial heritage.

- Further engagement would take place on a one to one basis with the existing market traders and the opportunities available in the future. Preston's new market was flagged up as worth looking at. It was stressed that the current Leyland Market was a hub for the community and that this should not be lost.
- The United Reformed Church would require vehicular access for wedding and funeral cars etc.

Resolved:

1. That the comments made in the meeting be used to refine and development the stage 2 designs further.
2. That the costs and revenue plans be included as part of the business plan for discussion at the next Board meeting on 8 December 2021.

16 Board feedback on the Stakeholder Engagement Plan & Communications Plan

Portia Taylor-Black, Business Engagement Officer, thanked those members of the Board who had commented on the draft engagement plan. The engagement plan would now be implemented. It was agreed that the #ProudLeyland hashtag be used in social media activity.

Resolved:

That the Stakeholder Engagement and Communications Plan be implemented and the #ProudLeyland be used in any social media activity.

17 Next Steps

The next steps were discussed and agree that they would be to:

- Circulate the consultation questionnaires to the Board on the scheme, base and market aspects.
- Include the questionnaires on the Town Deal website.
- Consultation drop-ins would take place the following week as agreed in the stakeholder engagement and communication plan.
- All consultation responses would be reviewed and refined in to stage 2 designs.
- The financial model would be developed, followed by the procurement strategy.
- A planning application would be submitted.

18 Date of Next Meeting

Wednesday, 8 December 2021 at 8am.

Chair

Date