

REPORT TO	ON
CABINET	19 June 2019



TITLE	PORTFOLIO	REPORT OF
Consultation feedback regarding open public space at Balcarres Green and Bent Lane and an update on the Mckenzie Arms site.	Finance, Property and Assets	Assistant Director Property and Housing

Is this report a KEY DECISION (i.e. more than £100,000 or impacting on more than 2 Borough wards?)	Yes
Is this report on the Statutory Cabinet Forward Plan?	Yes
Is the request outside the policy and budgetary framework and therefore subject to confirmation at full Council?	No
Is this report confidential?	No

PURPOSE OF THE REPORT

1. The report provides Cabinet with an update on the outcome from the planning for real exercise undertaken with residents from Bent Lane and Balcarres Green. It also provides Cabinet with an update on the One Public Estate funding application to support release public sector land for housing development.
2. At the Cabinet Meeting on 20th March 2019, it was recommended that a clear work programme should be developed with residents from Bent Lane and Balcarres Green and reported back to Cabinet. Approval was also provided by Cabinet for a full options appraisal to be undertaken at the site of the former McKenzie Arms for the delivery of the site for affordable/mixed use development being undertaken and built into a full business plan and investment options for the scheme to be reported back to Cabinet.
3. Should Cabinet wish to proceed with the McKenzie Arms site it shall be expected that the site will be released for development by the end of January 2020.

PORTFOLIO RECOMMENDATIONS

4. That resident feedback from the Bent Lane and Balcarres Green consultation exercise is noted and that Cabinet resolves not to develop the land at either location for housing development and that officers continue to work with residents to co- design local priorities for both sites based on the feedback from the planning for real exercises.

5. That the Cabinet advises on whether or not it wants Officers to proceed with a full options appraisal for the delivery of affordable/ mixed use development at the McKenzie Arms site and develop a full business case and investment options for consideration to be brought back to Cabinet.

REASONS FOR THE DECISION

6. An extensive programme of consultation has been undertaken with residents involving formal consultation events, planning for real exercises and the opportunity for residents to feedback their views through letter, phone and email.
7. Feedback in relation to the use of the land at Balcarres Green and Bent Lane would appear to suggest investment in leisure or community use is far more acceptable/appropriate rather than developing housing on the sites.
8. There has been a high level of engagement and involvement from residents at the planning for real events and the green links consultation events and the recommendations would appear to reflect residents' views.
9. The Council has a small number of sites which have been approved for OPE funding to release the land for housing development. It is important that the funding is committed by the end of January 2020 or the Council will lose the funding. A decision is therefore required regarding whether or not the Council wishes to proceed with the Mckenzie Arms site.

EXECUTIVE SUMMARY

10. The report provides members with an update on the feedback from residents at Balcarres Green and Bent Lane following the recent consultation process and Planning for Real Exercises. It is evident that residents do not want the green space to be used for housing development and the report provides recommendations in line with resident feedback.

The report also provides members with an update on the One Public Estate Funding application and requires a decision from members regarding whether or not to proceed with a full options appraisal and business case for the McKenzie Arms site at Bamber Bridge.

CORPORATE PRIORITIES

11. The report relates to the following corporate priorities:

Excellence and Financial Sustainability	
Health and Wellbeing	X
Place	X

Projects relating to People in the Corporate Plan:

People	
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BACKGROUND TO THE REPORT

12. In response to the initial consultation exercise with residents which ran from December 2018 to the end of January 2019 a letter was sent to residents by the Leader of the Council on 29th January 2019 to acknowledge the feedback received and to recommend a way forward for each of the sites. The following recommendations were made for each site:
- Bridge Road, Lostock Hall – to include the site within the green links programme rather than releasing it for any other use.
 - Kingsfold Drive, Penwortham – to work with residents to understand more fully and clearly how the land could be used and committing the Council to undertaking more detailed consultation so that the recommendations of residents are more clearly understood.
 - Bent Lane, Leyland – due to strong views regarding the use of the land it was recommended that a planning for real exercise be undertaken with residents.
 - Balcarres Green, Leyland - due to strong views regarding the use of the land it was recommended that a planning for real exercise be undertaken with residents.
 - McKenzie Arms, Station Road, Bamber Bridge – an options appraisal for the site was to be undertaken to assess potential development options.
13. Following an initial consultation event, Planning for Real exercises were run for residents from Bent Lane and Balcarres Green. Feedback from the events suggested that residents wanted to see the local environment prioritised rather than using the land for development and raised concerns regarding traffic and transport.
14. The feedback from residents at the planning for real consultation exercises are attached at appendix 1 for information.
15. An initial options appraisal for the McKenzie Arms site has been undertaken however should cabinet wish to proceed with the development then a more detailed options appraisal and business case shall be completed for consideration by Cabinet.

PROPOSALS (e.g. RATIONALE, DETAIL, FINANCIAL, PROCUREMENT)

16. The proposal relating Bent Lane and Balcarres Green follow on from the planning for real events. Should cabinet wish to see further work on the McKenzie arms site to be undertaken then consultants shall need to be procured to undertake a full options appraisal and business plan for consideration by Cabinet.

CONSULTATION CARRIED OUT AND OUTCOME OF CONSULTATION

17. A decision was taken to hold two bespoke planning for real exercises with residents from Bent Lane and Balcarres Green. These took place on Thursday 28th February and 11th March 2019. The events was very well attended with over a 150 residents involved. The planning for real events allowed residents not just to state what they did not want but was rather an opportunity to put forward their priorities and ideas for Bent lane and Balcarres Green. Officers have collated feedback from the planning for real events which is attached to this report as Appendix 1.
18. The ‘Planning for Real’ consultation methodology involved trained Council officers working with residents on identifying what ideas or opportunities could be taken forward at Bent Lane and Balcarres Green. This involved a model of Bent lane and Balcarres Green on which residents were asked to place miniature versions of what residents wished to see happen on

the site e.g. playground facilities, improved footpaths, more trees and flowers etc. This methodology proved very popular with residents attending the Bent Lane and Balcarres Green events who felt a real engagement with the process.

19. The Assistant Director for Property and Housing has met with the My Neighbourhood Chair and Vice Chair for Bamber Bridge. Both the Chair and Vice Chair stated that they were supportive of a full options appraisal and business case being developed for the McKenzie Arms site and reported back to Cabinet. They also stated that they wanted the scheme to be focused on affordable housing and subject to a full air quality and environmental impact assessment.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

20. The Council could choose to develop the land at Balcarres Green and Bent Lane for housing but this would clearly be contrary to the expressed wishes of residents as stated in the planning for real exercise.
21. The Council could choose not to proceed with a full options appraisal and business case for the McKenzie Arms site however the consultation feedback suggests that there is little opposition to using the site for development (only one objection was received as part of the consultation exercise). Feedback from the My Neighbourhood Chair and Vice Chair for Bamber Bridge has indicated that they would like to see something done with the site.
22. The site could potentially provide an access route into the Wesley Mill development. However, the developers have chosen an alternative access road into the scheme and given this, the requirement to purchase school playing field land to give access from Station road and potential triggering of an overage agreement it is not considered that this option would provide for the optimum use of the site.

FINANCIAL IMPLICATIONS

23. The Council has identified investment in Green Links as a priority as part of the budget setting process. Officers shall work with residents to ensure that Green Links investment in Bent Lane and Balcarres Green are in line with the recommendations arising from the planning for real exercise.
24. Should the Council choose not to proceed with the McKenzie Arms and other OPE sites it is probable that the Council will not be able to utilise any of the £362,000 which it was allocated under the funding application.

LEGAL IMPLICATIONS

25. There are no direct legal implications arising from this report at this stage. If the decision is made not to develop Bent Lane and Balcarres Green then consideration needs to be given as to what alternative uses would be acceptable and if so what legal protection we could give such land.

AIR QUALITY IMPLICATIONS

26. There are no air quality implications relating to Balcarres Green and Bent Lane. Should cabinet wish to proceed with a full business case and options appraisal for the McKenzie

Arms site then an impact assessment of air quality shall be considered as part of the options appraisal process.

HUMAN RESOURCES AND ORGANISATIONAL DEVELOPMENT IMPLICATIONS

27. Not applicable.

ICT/TECHNOLOGY IMPLICATIONS

28. Not applicable.

PROPERTY AND ASSET MANAGEMENT IMPLICATIONS

29. The provision of Green Links investment at Balcarres Green and Bent Lane shall be subject to ongoing maintenance and compliance check in line with health and safety requirements and should the Council develop the Mckenzie Arms site then the management and maintenance of the housing stock would be incorporated into the business case and stock options appraisal recommendations to be considered by Cabinet.

RISK MANAGEMENT

30. A full risk management process will be undertaken at each project and each will have their own risk management profile.

EQUALITY AND DIVERSITY IMPACT

31. Any social housing allocations and lettings of the housing stock at the McKenzie Arms site shall be in accordance with the Councils Equality and Diversity policies.

RELEVANT DIRECTORS RECOMMENDATIONS

32. That following the detailed consultation exercise carried out with residents that Cabinet resolves not to develop houses on Balcarres Green and Bent Lane and approves officers to work with residents to take forward the priorities for investment following the planning for real consultation exercise.

33. That the Council determines how it wishes to proceed with the potential development of land at the McKenzie Arms site at Bamber Bridge.

COMMENTS OF THE STATUTORY FINANCE OFFICER

34. As the OPE funding is time-limited or the Council will lose the funding, a decision is required regarding which if any of the approved sites the Council wishes to pursue. The full financial implications and options appraisals will be then be brought back to Cabinet for consideration.

COMMENTS OF THE MONITORING OFFICER

35. Please see Legal implications section above. It is clearly important that we learn from the consultation exercises that we carry out.

BACKGROUND DOCUMENTS

APPENDICES

36. Appendix A – Copy of the Bent Lane and Balcarres Green Planning for Real feedback

37. Appendix B – Outline appraisal of the McKenzie Arms site

LT Member's Name: Peter McHugh

Job Title: Assistant Director for Property & Housing

Report Author:	Telephone:	Date:
Peter McHugh	01772 625228	28/05/2019