



**REPORT FROM: HOUSING, HEALTH AND ECONOMIC DEVELOPMENT  
MANAGER**

**TO: EXECUTIVE**

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## **BANKHOUSE ROAD SITE, NELSON**

### **PURPOSE OF REPORT**

To seek Executive approval to carry out a soft market test of the Bankhouse Road redevelopment site in Nelson in order to help shape our approach to how we deal with the site and procure a potential developer.

### **RECOMMENDATION**

That the Executive agree that a soft market testing exercise is carried out on the Bankhouse Road redevelopment site in Nelson.

### **REASON FOR RECOMMENDATION**

To help to shape our approach to how we deal with the site and procure a potential developer.

## **Background**

1. The Bradley area of Nelson was a priority area for investment under the former Housing Market Renewal (HMR) Programme. HMR sought to address issues associated with weak and fragile housing markets.
2. As part of the HMR Programme, the Council agreed to carry out selective demolition of properties in order to reduce the number of vacant and poor quality homes and to enable the assembly of land which could be redeveloped to provide new types of housing.

3. One such site is an area of land off Bankhouse Road in Nelson (see location plan in Appendix 1). The Council has acquired and cleared the majority of terraced housing on this site, with just one vacant property remaining in private ownership and two rows of terraced housing still standing.
4. The Bradley Area Action Plan (part of the Pendle Local Plan) identifies this land as a key development site for new housing which can help to extend and diversify both the choice and quality of housing in the area.

## **Issue**

5. It will be difficult for the Council or a developer to successfully develop the site until the Council owns all of the freehold and leasehold interests. Some of these interests are unregistered / unknown and the only way to acquire them is for the Council to pursue a Compulsory Purchase Order (CPO). In order to progress a CPO, the Council needs to have a development partner in place with financial evidence that they can proceed with the development. Outline or detailed planning permission will also need to be secured.
6. To help shape our approach to the future redevelopment of the site, it is proposed that we undertake some soft market testing. Soft market testing is intended to allow interested organisations with appropriate experience to outline their views about a site and provide information with no commitment to themselves or the Council. This will be done in the form of a written questionnaire.
7. Soft market testing is not part of a formal procurement or marketing process. The outcome of the testing would help to shape our approach to how we deal with the site and procure a potential developer.
8. A report detailing the outcome of this exercise and a proposed way forward will be brought to a future meeting of the Executive.

## **IMPLICATIONS**

**Policy:** The Bankhouse Road site is allocated for new housing development within the Bradley Area Action Plan (one of a suite of documents which forms the Pendle Local Plan).

**Financial:** None as a result of this report.

**Legal:** None as a result of this report.

**Risk Management:** None as a result of this report.

**Health and Safety:** None as a result of this report.

**Sustainability:** None as a result of this report.

**Community Safety:** None as a result of this report.

**Equality and Diversity:** None as a result of this report.

## **APPENDICES**

Location Plan: Bankhouse Road site

## **LIST OF BACKGROUND PAPERS**