

REPORT FROM: HEAD OF ECONOMIC GROWTH

TO: EXECUTIVE

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FURTHER CLOUGH HEAD

PURPOSE OF REPORT

To commit financial resources to the Further Clough Head infrastructure works.

RECOMMENDATIONS

The Executive agrees an additional commitment of £95,500 be financed from the Capital budget towards the completion of the scheme.

REASON FOR RECOMMENDATIONS

To ensure that the Further Clough Head scheme delivers the intended outcomes without incurring time delays due to budget constraints.

ISSUE

Background

1. Pendle Council obtained outline planning permission in 2017 for 200 houses at Further Clough Head. The scheme is to be delivered through PEARL Together, which subsequently received Reserved Matters approval for the first phase of 98 houses and had expected to start on site during 2021/22.
2. Following further site investigation and design work it became apparent that a scheme of 200 units would not be viable on such an undulating site and taking into account the increases in building costs.
3. It is now anticipated that a reduced number of properties will be developed and more of the site will be retained as open space. There will still be a minimum of 20% affordable homes.
4. The revised development comprises of 129 dwellings on the agricultural land owned by Pendle BC, with a planned mixture of 103 Private and 26 Affordable units. Overall Site - 10.16ha (25 acres).

5. Pendle Borough Council received funding from Homes England to construct an access road to the site to enable the site to be developed.
6. However, the progress of this site has been constrained due to several technical and environmental challenges.
7. There was the need to relocate an existing badger sett, carry out bore holes to identify historic mine works and carry out any associated remediation, as well as embankment works to the new access road.
8. A first round of investigatory boreholes identified a potential mine shaft – at a depth of approximately 30 metres. This needs further investigation and mitigation to ensure that there is no adverse impact on the access road.

Current issues on site

9. Missing mine shaft – there is a need to undertake further focused boreholes as a result of identifying potential mining works as outlined in section 8 of the report and carry out any necessary remediation work.
10. If the mineshaft is found, then the grouting will have to be undertaken and verification report produced.
11. If this work is not undertaken, then the access road will not be adopted by Lancashire County Council (LCC) highways.
12. Adoption of exiting estate road – also needs to decrease the angle of the embankment for LCC to agree to adopt – this will require an engineered solution with imported granular fill.
13. The original geotechnical engineer from LCC who initially approved the design left LCC and the new Geo technical Engineer is insistent that the embankment complies with highways design standards for the road to be adopted – despite the initial approval.
14. The issue of fees paid to LCC and associated supervision and guidance from the highway engineers has been raised with LCC. This formal query will determine whether there is eligibility for PBC recovering the extra costs associated with the access road.
15. Once the road has been adopted – this will allow the transfer of the land to PEARL Together to then start working on developing the site in early 2025.

Cost of the Additional Works

16. A report to the PEARL Together Board in September 2024 set an estimated total cost of additional works of £65,925.
17. However, these figures have since been revised based upon estimating the current agreed designs (for the embankment works) and additional estimated costs for mineshaft grouting works with associated technical supervision. Total costs are estimated to be £95,500 as set out in the table below;

Work	Original Estimation	Revised engineering Estimation
Embankment work	£15,000	£38,000 (based on detailed design)
Grouting Work	£41,954	£50,000
Further boreholes	£8975 (already paid out)	-
Paul Waite Associates works for sign off from the Coal Authority	-	£5,000
Facilitation works	-	£2,500
Total	£65,925	£95,500

18. This additional £95,500 is not within the existing budget, and so Executive is asked to approve this figure to be financed from the Capital Budget towards the completion of the scheme.

19. The original agreement with PEARL was that PBC provide the development land at market value with LCC adopted site access road.

20. However, if there is no grouting work undertaken due to no identification of mineshaft, then there will be a saving of approximately £50,000.

IMPLICATIONS

Policy: None directly arising from this report.

Financial: Additional Capital allocation requested as set out in the report. This amount is unfunded.

Legal: None directly arising from this report

Risk Management: If the additional funding is not provided the scheme cannot be delivered as originally planned as the access road will not be adopted by LCC highways which will impact the whole scheme.

Health and Safety: None directly arising from this report

Sustainability: None directly arising from this report.

Community Safety: None directly arising from this report

Equality and Diversity: None directly arising from this report

APPENDICES - None