

# RIBBLE VALLEY BOROUGH COUNCIL

## REPORT TO POLICY AND FINANCE COMMITTEE

Agenda Item No. 8a

meeting date: TUESDAY, 25 SEPTEMBER 2018  
title: RE-DEVELOPMENT OF CLITHEROE MARKET SITE - UPDATE  
submitted by: NICOLA HOPKINS – DIRECTOR OF ECONOMIC DEVELOPMENT & PLANNING  
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### 1. PURPOSE

1.1 To receive an update on the market area re-development project and agree actions in respect of a development scheme for this site.

1.2 Relevance to the Council's ambitions and priorities:

- Community Objectives – To encourage economic development and sustain a strong and prosperous Ribble Valley.
- Corporate Priorities – To continue to progress the re-development of the town centre and market site.
- Other Considerations – To ensure the Council is a well-managed and efficient authority.

### 2. BACKGROUND

2.1 Since 2014 discussions have been ongoing in respect of a scheme for the re-development of the Clitheroe Market Quarter Development.

2.2 A design team, led by the Chairman of Policy and Finance Committee and the Chairman of the Market Working Group, with officer support, was established to progress the scheme in September 2017.

2.3 At Policy and Finance Committee on 19 June 2018 Members considered the work done to date by the design team, which saw a reduction in the scale of development and consideration of the level of leisure offer within the development.

2.4 The Committee agreed the following actions:

1. Approve the scheme as now proposed in principle for it to move to the next stage.
2. Agree that Heads of Terms, a Development Agreement and Financial Appraisal be prepared based upon the scheme as now presented and reported back to this Committee for consideration.
3. Delegate to the Chief Executive, in consultation with the Chairman and Vice-Chairman of this Committee, a strategy for publicising the scheme as it develops.

### 3. UPDATE

3.1 Since June 2018 two further meetings have been held between Barnfield Construction and Council officers. Whilst both meetings were constructive, no further progress has been made.

3.2 Unfortunately, Council Officers have been unable to progress actions 2 and 3 as agreed by Policy and Finance Committee in June as concerns have been raised in respect of access to the site and the deliverability of the scheme along with concerns raised by residents and businesses. The Council is committed to bringing forward a scheme for the re-development of the market area, which meets the needs to Clitheroe Town Centre, the existing market traders and businesses, the existing visitors and the future potential tenants and visitors to the town centre.

3.3 This is a sensitive site for which the re-development needs to respect the historic context of the town. To ensure that the right development is secured for the town centre it is recommended that rather than proceed with the actions agreed at June Committee Officers bring a further report to a subsequent Policy and Finance Committee advising on ways to move forward with the re-development of Clitheroe Town Centre.

#### 4 RISK ASSESSMENT

4.1 The approval of this report may have the following implications:

- Resources – Any amendments to the scheme may alter the financial viability of the development and/ or may have implications in respect of the original procurement process. This will be a key consideration in ensuring the Council does not face challenges in relation to procurement and state aid rules.
- Technical, Environmental and Legal – The scope to re-negotiate away from the brief and the submission is limited. A detailed assessment of the likely risk of challenge will need to be made as any revisions which result in the scheme moving significantly away from the original submission by way of scope and value are finalised.
- Political – The Council has made a commitment to bring forward a scheme for the re-development of the market area and to consider views from the consultation in that process.
- Reputation – The report highlights the Council’s responsibility as a well-managed authority and its desire to ensure the views of the public can be taken into account.
- Equality & Diversity – None.

#### 5 **RECOMMENDED THAT COMMITTEE**

5.1 Agree to a further report being brought to a later Committee to advise Members on the most appropriate way to move forward with the re-development of this site rather than progress with the actions agreed at the June Policy and Finance Committee

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