



CINDERFORD REGENERATION UPDATE - CINDERFORD TOWN COUNCIL – 11 JULY 2017

TRILOGY DEVELOPMENTS – SUPERMARKET DEVELOPMENT:

Midcounties Co-operative confirmed last week that they have withdrawn their legal challenge to the Council's decision to grant planning permission for a retail store at Steam Mills in Cinderford.

The challenge alleged that the Council had unlawfully tried to grant and then re-issue planning permission for the scheme and that planners failed to consider up to date evidence of retail impact of a new supermarket on trade in Cinderford. The Council has previously granted planning permission for the Steam Mills site a total of four times since 2012 and on each occasion Midcounties Co-operative issued Judicial Review proceedings to quash the permission. The next step will be for Trilogy Developments to re-open discussions with supermarket operators regarding the site and submit a Reserved Matters planning application.

CINDERFORD NORTHERN QUARTER ACTIVITY:

- **SPINE ROAD:**

Phase 1 of the spine road is progressing. Overall the programme is some 5 months behind the original schedule due to the sheer amount of earthworks that had to be undertaken at the start of the year. The contractor is currently working to install drainage at the base of the new embankment and laying services for the College. The aim is to be off site by the end of September, with the road being accessible to the College at the end of August; the College are currently using a temporary haul road for construction. There will be a need for a temporary road closures in both Newtown Road and Broadmoor Road to allow for final surfacing.

- **LAND ASSEMBLY:**

The wider land exchange documentation between the Forestry Commission, Forest of Dean District Council and Gloucestershire County Council was completed on 18 May 2017. On the same day the development plot allocated for the College was acquired by Gloucestershire College. The Northern United plots are still owned by the Homes and Communities Agency. The plots are partially occupied by illegal travellers. The HCA have secured a court order to regain possession of the sites on 30 July 2017. This site will then transfer to the Forest of Dean District Council.

- **GLOUCESTERSHIRE COLLEGE:**

The College acquired the development plot on 18 May 2017. They were quick to mobilise the site and commenced the soil soft strip works on 22 May 2017.

There are currently piling rigs on site working to insert vibro piles to stabilise the ground prior to laying the foundations. Whilst the build programme is slightly behind schedule the aim is to still complete the build in late

July next year, with a handover in August and students arriving in September. The College have established a relationship with the Angling Club to keep them informed as construction work continues.

- **SITE PREPARATION WORK:**

The District Council submitted a £1.93m bid to the Growth Fund for site preparation works at the Northern Quarter. Although this was approved by the Local Enterprise Partnership (LEP) Board, it was not approved by Central Government. The LEP has funding to re-allocate and is prioritising Growth Deal 3 bids that did not win Government approval. In May, the LEP invited the District Council to re-register interest for the Site Preparation Programme bid. A revised Business Case will be developed in August and submitted formally to the LEP Board for their October meeting.

- **STEAM MILLS VILLAGE WEST:**

Last year the HCA commissioned masterplanning consultants Amec Foster Wheeler (AFW) to prepare an outline planning application for Plots G1 and G2. AFW are undertaking site survey and technical work at the moment, they plan on starting their community consultation in late summer with a view to submitting a planning application in September/October 2017. At the last Community Forum meeting it was suggested that the next Forum meeting was used as part of the pre-application consultation work and the HCA has welcomed this approach. A date for the next Community Forum will be confirmed shortly.

- **ACCELERATED CONSTRUCTION PROGRAMME:**

The Forest of Dean District Council have submitted a bid for the housing plots (Plots G1 & H) to assist with the site preparation works to make the plots more attractive to the housing market. There is currently no news to report on the bid progress.

- **HOUSING INFRASTRUCTURE FUND:**

On 4th July, the HCA launched a new funding initiative called the Housing Infrastructure Fund (HIF) where up to £2.3bn is available to local authorities to provide physical infrastructure to deliver 100,000 new homes across the country. Capital grant will be available to support projects that are ready to make a start on site. Allocations will be capped at £10M. Deadline for submissions is 29th September 2017. The District Council will be looking at this funding opportunity to assist the delivery of Phase 2 spine road and to complete site preparation works at the CNQ housing sites.

- **BIODIVERSITY MONITORING:**

Two bat night roosts have been installed to complete ecological mitigation measures as required by the HCA's planning approval to demolish the Northern United buildings. There is ongoing Great Crested Newt and Bat monitoring being undertaken; all results will be available from the District Council webpage in due course. The next Environmental Forum meeting will take place at 2.30pm on 12 July, this will be a site meeting. If you are interested in attending please contact Alastair Chapman at the District Council.

RETAIL PATHFINDER TOWN CENTRE REPORT:

The data collection is taking place for this year town centre reports. Once the reports have been finalised they will be circulated to the Town Council and will be available on the District Council website.

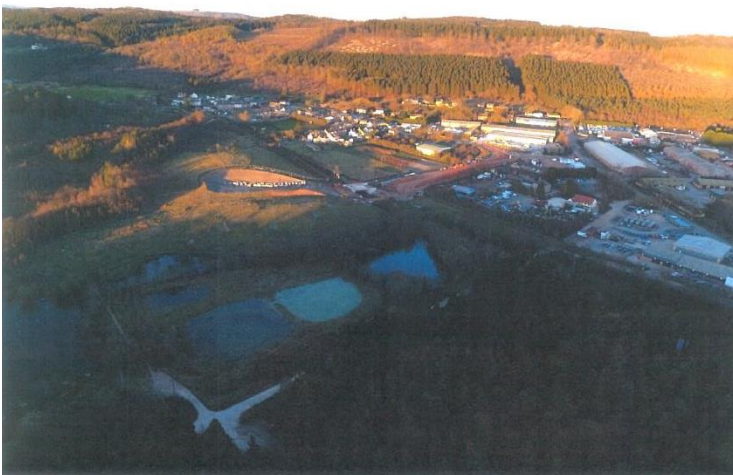
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College Plot on left with spine road



Spine Road crossing



Phase 1 spine road and College plot