

REPORT TO:		Cabinet	
DATE:		15 th January 2020	
PORTFOLIO:		Councillor Loraine Cox, Housing & Regeneration	
REPORT AUTHOR:		Mark Hoyle, Head of Regeneration & Housing	
TITLE OF REPORT:		Huncoat Garden Village – Masterplan and Delivery Strategy Update	
EXEMPT REPORT (Local Government Act 1972, Schedule 12A)	No	Not applicable	
KEY DECISION:	No	If yes, date of publication:	

1. **Purpose of Report**

- 1.1 The purpose of the report is to update Cabinet on progress with the Huncoat Garden Village (HGV) Masterplan and Delivery Strategy (M&DS) and to set out a timetable to conclude the M&DS.

2. **Recommendations**

I recommend that Cabinet:

- 2.1 Notes and welcomes the progress being made to put a Masterplan and Delivery Strategy for Huncoat Garden Village in place which is a major opportunity for housing growth in the Borough.
- 2.2 Notes and endorses spending a further £49,000 plus VAT on additional consultancy fees with Arcadis Consultancy (UK) Limited from existing budgets for additional Masterplan and Delivery Strategy costs to enable the Masterplan and Delivery Strategy to be concluded.
- 2.3 Notes the extended timetable to conclude the Huncoat Garden Village Masterplan and Delivery Strategy as set out in the report.

3. **Reasons for Recommendations and Background**

- 3.1 Cabinet received reports in January 2017 and July 2018 establishing HGV as a major housing growth opportunity for up to 2,000 new homes in the Borough. This was subject to putting in place a M&DS and emerging planning policy (the Local Plan). Cabinet also supported the decision to appoint Arcadis Consultancy (UK) Limited at a cost of £174,443 to support the Council in preparing a M&DS for HGV in partnership with Lancashire County Council and Homes England.
- 3.2 The M&DS is being undertaken under four key stages:

Stage 1 – Evidence Base and Baseline Report

Stage 2 – Option Development and Testing

Stage 3 – Draft Framework Masterplan and Delivery Strategy Report

Stage 4 – Review and Final Masterplan Framework production

3.3 Stages 1 and 2 have been provisionally concluded and consultation for the draft M&DS (Stage 3) has taken place. The following development principles have been identified for HGV:-

- i. No major employment provision
- ii. A residential only scheme of up to 2,000 new homes
- iii. Safeguarded for former power station railway sidings for future employment/rail freight use.
- iv. Subject to further testing and viability, the provision of a new local distribution road linking Altham Lane with A56.
- v. An increase in junior school provision either on the existing site or at a new location, which will be determined by further feasibility and viability work in conjunction with Lancashire County Council
- vi. To establish a local “village centre” comprising of local facilities to be located adjacent to the Lowergate Road/Station Road/Altham Lane junction.
- vii. Car parking provision adjacent to the station.

3.4 The original timetable saw the Masterplan project commence early June 2018 and was scheduled to conclude January 2019. It soon became clear the timetable was over ambitious and was reviewed and rescheduled to conclude late summer 2019. In the spring of 2019 it was necessary to slow progress on the Masterplan for a number of significant reasons especially other key complementary and additional work, including:

- i. Local Plan Review – it is essential that the Masterplan is consistent with the Local Plan review, and essentially:
 - a) The number of new homes proposed at HGV is consistent with the overall number of new homes promoted over the new plan period of up to 2036.
 - b) Green belt review – subject to the quantum of development proposed for HGV, the Masterplan will consider if any parcels of land should be removed from green belt but this will need to be consistent with a review of Green Belt as part of the Local Plan review.
- ii. Highway implications – review highway baseline work reflecting a residential only development.
- iii. Ecology – further ecological work has been undertaken on the proposed development sites, recognising the significant butterfly habitats on some sites.
- iv. Station and Rail Services – to allow for further consultation with various rail stakeholders to consider the impact on the existing station, level crossing and services including additional stops at Huncoat.
- v. Proposed distribution road – this is subject to the revised highway baseline calculations and “tipping point” based on a residential only development which will establish a figure for the number of new dwellings that could be developed in the absence of a new road, and therefore the number of new homes that will trigger the requirement for a new road.

- vi. Junior School provision – additional work is to be undertaken to determine if Huncoat Junior School can be expanded on the existing site or on a new site in conjunction with Lancashire County Council.
- vii. Following consultation of a residential only HGV, two additional residential only options (in addition to the three mixed housing/employment options) need to be tested and developed for consideration:
 - a) Option 4 – optimum growth without a local distribution road
 - b) Option 5 – optimum growth with a local distribution road

3.4 Council officers have negotiated a fee of £49,000 plus VAT with Arcadis (existing consultancy team) for the additional work described in “3.4” above. The fee is consistent with rates submitted by Arcadis as part of their original tender submission and therefore Council officers are confident the additional cost reflects good value for money.

3.5 As a result of the additional work, Council officers have agreed a revised timetable with Arcadis to conclude the M&DS, which is as follows:-

- Revised highway baseline, including identification of the “tipping point” for new distribution road – by 24th January 2020.
- Conclude additional residential only options and finalise revised Stage 2 report – by 6th March 2020.
- Produce and finalise Stage 3 report i.e. final draft M&DS – by 6th May 2020.
- Produce agreed final M&DS report - by 15th June 2020.

4. Alternative Options considered and Reasons for Rejection

4.1 The Masterplan and Delivery Strategy has been subject to option development and analysis as part of the Masterplan process. Three residential and employment options have been considered and as part of the additional work, two further residential options will be considered.

5. Consultations

5.1 Central to developing the Masterplan and Delivery Strategy has been extensive consultation including the option development with a wide number of stakeholders including residents, ward members, land owners and other interested parties such as Network Rail, United Utilities, Lancashire County Council (Highways and Education), the local NHS Trust, developers etc.

6. Implications

Financial implications (including any future financial commitments for the Council)	The fee of £49,000 plus VAT for the additional HGV M&DS work will be met from existing budgets and therefore will not directly lead to any future financial commitments for the Council.
Legal and human rights implications	The consultancy appointment with Arcadis is subject to a contract which was prepared by the Council’s legal team. This will be amended to take account of the new fee, the revised timetable

	and the additional consultancy work.
Assessment of risk	There are no direct risks to the Council arising from this report.
Equality and diversity implications <i>A Customer First Analysis should be completed in relation to policy decisions and should be attached as an appendix to the report.</i>	There are no direct policy implications from this report. The Masterplan and Delivery Strategy will inform future planning policy, at which point equality and diversity implications will need to be considered.

**7. Local Government (Access to Information) Act 1985:
List of Background Papers**

7.1 Reports to Cabinet on the 4th January 2017 and the 18th July 2018:

<https://democracy.hyndburnbc.gov.uk/ieListDocuments.aspx?CId=133&MId=1078&Ver=4>

<https://democracy.hyndburnbc.gov.uk/ieListDocuments.aspx?CId=133&MId=2304&Ver=4>