

<b>REPORT TO:</b>		Cabinet	
<b>DATE:</b>		11 November 2020	
<b>PORTFOLIO:</b>		<b>Cllr Loraine Cox - Housing and Regeneration</b>	
<b>REPORT AUTHOR:</b>		Mark Hoyle, Head of Regeneration and Housing	
<b>TITLE OF REPORT:</b>		Huncoat Garden Village Masterplan and Delivery Strategy	
<b>EXEMPT REPORT (Local Government Act 1972, Schedule 12A)</b>	<b>No</b>	Not applicable	
<b>KEY DECISION:</b>	<b>No</b>	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.

### 2. **Recommendations**

I recommend that Cabinet:

- 2.1 Notes and welcomes the progress made to finalise the Huncoat Garden Village Masterplan and Delivery Strategy including a major opportunity for housing growth in the Borough.
- 2.2 Notes the revised high level timetable to conclude the Huncoat Garden Village Masterplan and Delivery Strategy as set out in paragraph “3.5” of the report.

### 3. **Reasons for Recommendations and Background**

- 3.1 Cabinet has previously given its approval to put in place the Huncoat Garden Village Masterplan and Delivery Strategy (the Masterplan), recognising the Huncoat area has a major housing growth opportunity for the Borough.
- 3.2 On the 15<sup>th</sup> of January 2020 Cabinet received a progress report on the Masterplan that outlined a timescale to conclude the Masterplan over the summer of 2020. Unfortunately the Coronavirus (Covid-19) has slowed progress especially between March and July. Nevertheless progress continues to be made.
- 3.3 Progress on the key stages can be summarised as follows:
- i) Evidence Base and Baseline Report – completed. Additional work also concluded:

- Ecology report – A supplementary ecology study and report recognising that Huncoat has some key habitats and wildlife including a significant butterfly habitat.
- Highway report – A supplementary highway study and report to better understand the impact of housing growth on the Huncoat road network. The report identifies trigger points for the implementation of highway improvements and new highway infrastructure to support the delivery and distribution of new housing within the emerging Masterplan area.

ii) Option Development and Testing (also refer to 3.4 and 3.5 below)

- Original Option Testing:
  - Minimum growth option – circa 1,000 new homes plus 5 hectares (ha) of employment land - *Completed*
  - Medium growth option – circa 1,500 new homes plus 10ha of employment land - *Completed*
  - Maximum growth option – circa 2,000 new homes plus 12.7ha of employment land - *Completed*
- Additional Housing only option Testing:
  - Minimum emerging Local Plan Housing Only Option – circa 1,100 new homes – *near completion*
  - Medium Housing Growth Option – circa 1,500 plus new homes – *near completion*
- Additional Studies in support of the Housing only options:
  - Consultation Report on the principle of a housing only option - *complete*
  - Development Site Matrix – *complete*
  - Phasing Plan – *complete*
  - Viability Analysis Report – *near completion*

iii) Preferred Final Masterplan (November – December 2020)

iv) Masterplan Finalised and Considered by Cabinet for Approval (January 2021)

3.4 The initial option testing considered three mixed employment and housing development proposals for Huncoat but concluded on a predominantly housing proposal for Huncoat Garden Village for the following reasons:

- A combined housing and employment scheme was far less viable
- Local Plan review – employment land could be provided elsewhere in the Borough
- Significant employment uses could undermine the core garden village principles
- Resident consultation

Subsequently two housing only options are being developed before deciding on the preferred Huncoat Garden Village Masterplan. This work is near completion and has been supported by additional studies including highway interventions, individual site analysis, viability and delivery analysis, and a phasing plan.

3.5 Due to the ongoing Coronavirus pandemic, the timescale for concluding the Masterplan remains under constant review. The current high level timescale is as follows:

- Conclude option development and testing – end of November, 2020
- Conclude preferred final Masterplan – end of December, 2020
- Cabinet consider preferred final Masterplan – January, 2021

#### **4. Alternative Options considered and Reasons for Rejection**

4.1 The Masterplan has been subject to option development and analysis as part of the Option Development process as described in “3.3ii” and “3.4” above. Three mixed housing and employment options were considered and two housing only options are now being considered, before concluding on a preferred Masterplan option for Huncoat Garden Village.

#### **5. Consultations**

5.1 The Masterplan has been subject to extensive consultation including option development with a wide number of stakeholders including residents, ward members, land owners, Homes England, Lancashire County Council, house builders, Network Rail, United Utilities, the local NHS Trust, etc.

5.2 Once the preferred Masterplan option has been determined, further consultation will take place with Huncoat residents and other key stakeholders. Due to the ongoing Coronavirus pandemic the method of consultation will be carefully considered but it will probably be in some form of online consultation.

5.3 The proposed development sites within the proposed Masterplan will also be subject to consultation as part of the Local Plan review.

5.4 Throughout the Masterplan process, the Masterplan team remain in contact with key landowners and house builders where interest in the plans remains strong.

#### **6. Implications**

<b>Financial implications (including any future financial commitments for the Council)</b>	The financial implications were considered in previous Cabinet reports and therefore there are no new financial implications emerging from this report.
<b>Legal and human rights implications</b>	The legal implications were considered in previous Cabinet reports and therefore there are no new legal implications emerging from this report.
<b>Assessment of risk</b>	There are no direct risks to the Council arising from this report.
<b>Equality and diversity implications</b> <i>A <a href="#">Customer First Analysis</a> 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 arising from this report. The Masterplan 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 Previous reports to Cabinet:

- Huncoat Housing Zone / Garden Village – 4<sup>th</sup> January 2017
- Huncoat Garden Village – 18<sup>th</sup> July 2018
- Huncoat Garden Village, Masterplan and Delivery Strategy Update – 15<sup>th</sup> January 2020

**8. Freedom of Information**

- 8.1 The report does not contain exempt information under the Local Government Act 1972, Schedule 12A and all information can be disclosed under the Freedom of Information Act 2000.