

REPORT TO:		Special Overview & Scrutiny Committee	
DATE:		04 August 2026	
PORTFOLIO:		Councillor Melissa Fisher - Deputy Leader of the Council (Housing and Regeneration)	
REPORT AUTHOR:		Mark Hoyle, Head of Regeneration and Housing	
TITLE OF REPORT:		General progress report on the Huncoat Garden Village Project.	
EXEMPT REPORT (Local Government Act 1972, Schedule 12A)	Select: Y/N	Not applicable	
KEY DECISION:	No	If yes, date of publication:	

1. Purpose of Report

- 1.1 To provide Special Overview and Scrutiny Committee with an update on the Huncoat Garden Village project.

2. Recommendations

I recommend that Special Overview and Scrutiny Committee:

- 2.1 Note the progress being made with the Huncoat Garden Village (HGV) project and raise any questions arising from the report.

3. Reasons for Recommendations and Background

- 3.1 The HGV project forms a key part of Hyndburn Borough Council's growth plans. It is a residential-led, brownfield housing development project with the potential to transform the housing market within Hyndburn.
- 3.2 The HGV Masterplan and Framework and Delivery Strategy, approved by Cabinet in October 2021, sets out a framework for the new housing development and expanded settlement of Huncoat, with the Masterplan Framework becoming a material consideration for planning applications for the Garden Village area. A design code sets out good design principles including rules (the dos and don'ts) for the creation of a high-

quality residential development and environment and this will be used by Hyndburn Borough Council, landowners, developers, house builders, etc. as the project is delivered.

- 3.3 The £463 million project will bring back into beneficial use the site of the former Huncoat Power Station, and the site of the former Huncoat Colliery, to create an extension to the existing Huncoat village using new garden community principles. It will deliver 1,816 new homes of mixed tenure (including affordable and social housing) over a circa 15-year period, alongside a new local centre meeting amenity needs, an expanded primary school, 24 hectares of strategic and functional open space, including a safeguarded area of ecological importance, new woodland and networked open space, and infrastructure in the form of a new residential relief road, car parking provision at Huncoat Railway Station, and localised road junction upgrades as required.
- 3.4 HGV also forms a key part of the new Local Plan (Hyndburn 2040: Local Plan {Strategic Policies and Site Allocations}), Policy SP2.
- 3.5 Following the submission of a robust business plan, Homes England has awarded the Council a £29,897,722 grant for the HGV project towards key infrastructure costs as follows:
- A new 1.1km residential relief road connecting Huncoat directly with the A56
 - Land acquisition to enable the delivery of the new residential relief road
 - Brownfield land remediation on the former colliery and power station sites
 - A contribution towards improvements to junction 8 on the M65 motorway (and potentially to improvements to the nearby Shuttleworth Mead junction) to improvement junction safety
- 3.6 The project will have significant regeneration and growth benefits for Hyndburn by diversifying the housing offer and providing modern housing in a high-quality environment. The scale of development supports the Council's and Lancashire's wider economic growth plans and will provide access to open space and recreational and sport facilities.
- 3.7 In addition to Hyndburn Borough Council, key partners include Homes England, Lancashire County Council, National Highways and local landowners.
- 3.8 The project is progressing broadly as planned, with good progress made on the proposed relief road, landowner negotiations, and remediation agreements:

3.8.1 Junction 8 of the M65

National Highways has secured funding via the national Road Investment Strategy (RIS3) to fully fund J8 safety improvement by the end of 2027/28. This will allow HGV grant of £2.19m allocated for J8 to be transferred to Lancashire County Council to fund junction improvements at Shuttleworth Mead. These are essential to support the J8 improvement works.

3.8.2 Proposed Relief Road

Planning Permission was confirmed on the 16th of July 2026. The priority is to now acquire the required land for the relief road to enable its construction, which is scheduled to commence in June 2027. Eric Wright Construction Limited is the preferred contractor for the relief road.

The Council's Cabinet approved the granting of a Compulsory Purchase Order (CPO) to acquire the required land for the road on the 18th of March 2026. The CPO was published on the 17th of April 2026. Sixty objections have been received but only five are from affected landowners and occupiers. The Council's solicitors for the CPO, Pinsent Masons together with an appointed Barrister are preparing the response to the objections including a Statement of Case.

Formal financial offers have been made to all affected landowners and land interests with progress with negotiations being made.

3.8.3 Brownfield Site Remediation and Housing Delivery

The project includes the remediation and development for housing of the former power station and colliery sites, both off Altham Lane.

The former power station site has been acquired by McDermott Homes who have submitted an outline application for up to 360 new homes including 20% affordable homes.

The former colliery site is in three ownerships with the landowners working collectively to dispose of the land to a housebuilder. A preferred housebuilder is in place working with the landowners to bring the site forward for development.

Currently, there is a finite supply of electricity for new housing at Huncoat, with the existing network capacity to be sufficient for approximately 350 homes. This suggests capacity will largely be utilised by the powers station site, and therefore additional capacity will likely be required for the colliery site and wider HGV sites. The Council has employed Arcadis to undertake a utility capacity study examining new sub-station requirements, alternative connection arrangements including potential solutions that avoid major strategic infrastructure. The study is expected to complete by the end of September 26.

3.8.4 Homes England Assurance Review

Homes England are undertaking an assurance review of the HGV project. This is done annually and involves a formal, independent evaluation process of major projects. The review process tests projects for delivery, sound financial management, governance and risk management to protect public funds.

Two independent agencies have been appointed to undertake independent reviews of the HGV project. Mott MacDonald are carrying out a review of costs, programme and expenditure forecasting. CBRE has been appointed to review the proposed relief road

CPO. The reviews are scheduled to complete by the end of August 2026. The review will provide observations and recommendations for the project, which the Council will be invited to consider.

3.8.5 Summary

The project is progressing broadly as planned, with good progress made on the proposed relief road, landowner negotiations, and remediation agreements. Further progress on these issues is critical for delivery.

The relief road is subject to negotiations with landowners and progression of the CPO process. Construction works on the relief road is currently scheduled to start in May 2027, but there could be some slippage due to some slippage in the CPO timescale.

The powers station site continues to progress well and will deliver the project’s first completed new homes. Remediation work on site is expected to start late November 2026 with the first new houses completed in 2028.

The Utility Study will provide critical data, information and cost on increasing utilities capacity at Huncoat Garden Village, including additional electricity capacity.

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

4.1 N/A. The purpose of this report is to update the Committee with progress with the project.

5. **Consultations**

5.1 The HGV Masterplan Framework was subject to extensive consultation leading up to its approval by Cabinet in October 2021. IN addition, HGV formed part of the consultation on the new Local Plan which was adopted at Full Council on the 16th of July 2026.

5.2 The proposed residential relief road was subject to pre planning consultation and subsequent consultation as part of the planning application.

5.3 All known landowners have been made aware of the need to acquire land to deliver the proposed road as well as receive financial offers.

6. **Implications**

Financial implications (including any future financial commitments for the Council)	The Council has secured Brownfield Infrastructure and Land grant funding of circa £30m to help enable the development of HGV. The grant funding must be spent by
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	the end of March 2029. The Council has drawn down £3,365,363.55 of the grant with the biggest spend being the £2.19m grant award to National Highways towards improvements at junction 8 of the M65.
Legal and human rights implications	None arising directly from this report. Pinsent Masons are providing the Council with advice on land acquisition, the relief road CPO, and drafting grant funding agreements for the two brownfield sites subject to remediation works.
Assessment of risk	There is a comprehensive risk assessment schedule which is regularly reviewed and updated in line with project milestones and overall progress.
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>	N/A – the report is for information and comment only

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

7.1 The Huncoat Garden Village Masterplan Framework and Infrastructure Delivery Strategy was approved by Cabinet on the 20th of October 2021.

7.2 Huncoat Garden Village Update and Appointment of External Consultants – Cabinet, 31st May 2023.

7.3 Huncoat Garden Village, approval to accept the Homes England Grant Award with delegated authority to enter into a grant funding agreement with Homes England – Cabinet, 30th October 2024.

7.4 Huncoat Garden Village update report including the main provisions of the Home England Grant Funding Agreement – Cabinet, 26th March 2025.

7.5 Huncoat Garden Village Relief Road – Appointment of Preferred Contractor Emergency Decision dated 27/05/25 and Cabinet Report 18th June 2025.

7.6 Huncoat Garden Village: Update and Steps to Acquire Land and Property for the Proposed Relief Road – Cabinet, 18th June 2025.

7.7 Huncoat Garden Village – Special Scrutiny Committee 18th November 2025

- 7.8 Huncoat Garden Village – authorisation for making a Compulsory Purchase Order (CPO) for the proposed Relief Road (Huncoat Lane) – Cabinet 18th March 2026.

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.