

REPORT TO:		Cabinet	
DATE:		18 July 2018	
PORTFOLIO:		Cllr Miles Parkinson, Leader	
REPORT AUTHOR:		Mark Hoyle, Head of Regeneration & Housing	
TITLE OF REPORT:		Huncoat Garden Village	
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 To update Cabinet on progress with plans to establish a Garden Village at Huncoat that can make a major contribution towards housing and employment growth in the Borough.

2. **Recommendations**

I recommend that Cabinet:

- 2.1 Notes and welcomes the steps being taken to establish a Garden Village at Huncoat which provides a major opportunity for housing and employment growth in the Borough.
- 2.2 Notes that Arcadis Consultancy (UK) Limited has been selected to support the Council in preparing a Masterplan and Delivery Strategy for the proposed Huncoat Garden Village as set out in this report.
- 2.3 Notes and welcomes that key stakeholders and residents will be consulted on the emerging vision for a Huncoat Garden village as set out in the report.

3. **Reasons for Recommendations and Background**

- 3.1 Huncoat village and surrounding area is subject to strategic housing and employment land allocations within the Hyndburn Core Strategy (2012) centred on the former colliery and power station sites. These allocations together with other land in the wider Huncoat area provide a major opportunity for meeting the Borough's future housing requirements and economic growth.
- 3.2 This was acknowledged and endorsed by the decision of the former Department of Communities and Local Government (now the Ministry of Housing, Communities and Local Government) to award Huncoat Housing Zone status as part of the wider Pennine Lancashire Housing Zone. The Council subsequently secured £224,000 from the Government's Large Sites and Housing Zones Capacity fund to help fund a detailed Masterplan Framework and Delivery Strategy that is capable of being implemented unlocking the potential for housing and employment growth in the Huncoat area.

- 3.3 Recognising the growth opportunities in the Huncoat area Cabinet gave its consent on the 4th of January 2017 for a Masterplan for Huncoat to be developed in consultation with residents and other stakeholders.
- 3.4 The Masterplan and Delivery Strategy will set out a shared spatial vision and development objectives for the proposed Garden Village. It will provide clarity on the development, design, infrastructure and financial requirements needed to implement the proposed Garden Village. Critically it will de-risk and provide certainty to the market and others on the planning requirements and lever in private finance and any public sector funding that may be needed.
- 3.5 Following a comprehensive tendering exercise using Homes England's Multi-Disciplinary Framework Panel the Council has selected Arcadis Consulting (UK) Limited who is an internationally renowned design consultancy to help the Council develop the Huncoat Masterplan and Delivery Strategy. The Arcadis team will be supported by GVA who are a leading real estate advisory-led business.
- 3.6 Arcadis have started the commission, which will take place over four stages and to the following 2018/19 timetable:-
- Stage 1: Baseline Evidence & Vision
June 18 - August 18
- Stage 2: Option Development and Testing
August 18 - October 18
- Stage 3: Development of Draft Masterplan and Delivery Strategy
October 18 - January 19
- Stage 4: Review and Finalise Masterplan and Delivery Strategy
January 19 - February 19
- 3.7 As part of the baseline and options development works, the Council with the support of Arcadis will consult with key stakeholders including Huncoat residents. Huncoat residents will be consulted on development options in October 2018 at a public exhibition and will be consulted again early in 2019 on the proposed Masterplan and Delivery Strategy.
- 3.8 The Garden Village Masterplan and Delivery Strategy will determine a new preferred spatial vision for Huncoat. This will in turn feed into the Council's Site Allocations DPD which is the formal mechanism through which any site allocations for the proposed Garden Village will be permitted and subsequently considered as part of the Council's review of the Local Plan.
- 3.9 To summarise the Masterplan and Delivery Strategy will consider and recommend a new site allocation boundary for the proposed Huncoat Garden Village based on the study area at Appendix 1 and a robust funding and delivery strategy. This will be identified following a rigorous option testing exercise to assess the optimal spatial distribution of development within the Garden Village study area, the infrastructure requirements needed to support the development viability and delivery plan.

4. Alternative Options considered and Reasons for Rejection

- 4.1 The Masterplan and Delivery Strategy will be subject to option development that will probably comprise of three options as follows:-

- Policy compliant scenario, based on existing Core Strategy allocations and policies (up to 800¹ new homes)
- A medium growth scenario (800-1,500 new homes)
- A maximum growth option (1,500-2,000 new homes)

5. Consultations

- 5.1 The indicative options outlined in 4.1 will be the basis for stakeholder consultation, including Huncoat residents, as described in paragraph 3.7 above.

6. Implications

Financial implications (including any future financial commitments for the Council)	The costs associated with producing the Masterplan and Delivery Strategy and any associated work will be met from the £224,000 secured from the Government referred to in paragraph 3.2 of the report. Consequently there are no direct financial implications for the Council arising from this report.
Legal and human rights implications	The Council will enter into a contract with Arcadis Consulting (UK) Limited prepared by the Council's legal team.
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 arising from this report. The Masterplan and Delivery Strategy may contribute towards 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 Report to Cabinet on the 4th of January 2017:

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

¹ The current strategic housing site has capacity for circa 450 homes, however, the development of a further 350 homes on employment land could be policy compliant in order to help bring forward employment/development infrastructure

Appendix 1: Huncoat Garden Village Study Area

Title: Huncoat Housing Zone Study Area

Date: 13 July 2018

