

Housing Growth and Regeneration

Housing Delivery Plan Update – Appendix 1

Cabinet Report – January 2020

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Appendix 1

This report provides an overview of the various strands of activity relating to housing growth which are currently being progressed by the Housing Growth and Regeneration Service.

1 Strategic Allocations

1.1 Bradley Park – this is a large strategic site ([HS11](#)) which will form a new urban extension to Huddersfield and is a major source of new housing supply, with a site capacity for c. 1500 new homes plus open space, sport leisure and community facilities. The site is currently largely occupied by Bradley Golf Course. The Council has developed an illustrative Masterplan for the site and the proposals include the re-provision on the site of a nine-hole golf course.

Soft market testing took place with developers in early 2019. Positive responses were received and a procurement strategy for a Master Developer is underway. Consultants have been appointed by the Council and are currently working on identification of the infrastructure requirements for the site and the interaction between them, alongside the cost of the infrastructure and how it should be phased. Update meetings are held with Council officers and representatives from the golf club, Kirklees Active Leisure and Public Health.

The Tithe House Way element of the wider site had a longstanding allocation for residential development in the UDP, and officers began to work on proposals for this site in advance of the adoption of the local plan. Full [Planning permission](#) for 105 homes was granted at Strategic Planning Committee on 26th September 2019, subject to the resolution of remaining drainage issues.

The designs for the Tithe House Way site have taken cognisance of the illustrative masterplan for the wider site approved by Cabinet and the detailed approach to this site will be taken forward, taking account of the Tithe House Way site's significance within the wider allocation.



Bradley Park: 3D Street Scene View

1.2 Chidswell – This site is Mixed Use (Housing & Employment) Allocation [MXS7](#) and is owned by the Church Commissioners for England (CCfE).

Chidswell is the largest single employment site within the Local Plan – up to 35ha of employment land, potentially providing around 1800 FTE jobs. It is also one of the biggest housing sites - indicative capacity of 1535 dwellings. There is a policy requirement to provide a 2 Form Entry primary school on site, along with a new local centre and substantial areas of Public Open Space.

Kirklees Local Plan requires that landowners/developers work with Kirklees Council to develop masterplans for large sites. A Masterplan Working Group was set up in July 2018 for this purpose and meets on a monthly basis.

Local ward members (Batley East & Dewsbury East) have been consulted at key points in the development of the masterplan, and have provided helpful feedback and advice. CCfE have held public consultation events relating to their proposals, and have also directly contacted local community groups for their input.

The pre-application [2018/20078](#) was taken to Strategic Planning Committee in July 2019, following which the masterplan and associated documents have further developed. It is currently anticipated that two outline applications (one for the 'Heybeck Lane' first phase and another for the wider site) will be submitted in February 2020.



Chidswell: Site Plan

1.3 Dewsbury Riverside – this is a key site within the North Kirklees Growth Zone, which is identified as special priority area for housing growth in the Leeds City Region Strategic Economic Plan. The site is seen as an important part of a regionally significant growth initiative, unlocking the areas’ potential to become more prosperous and providing jobs and homes for existing and new local communities.

On 19th March 2019 the Council’s Cabinet endorsed the Masterplan and Masterplan Framework for the development of the Kirklees Local Plan housing allocation ([HS61](#)) at Dewsbury Riverside and authorised the Council to enter into an agreement with the Combined Authority to accept a Local Growth Fund grant to facilitate infrastructure delivery at Dewsbury Riverside.



Dewsbury Riverside: Site Plan

A Full Business Case was submitted to WYCA in October 2019 for £4.6M from the Local Growth Fund to support delivery of infrastructure, including a new roundabout, spine road into the site and sustainable drainage systems, to be spent by March 2021. A bid has also been submitted for £22.5M from the Housing Infrastructure Fund (Homes England), to be spent by March 2024.

Detailed highways design work is ongoing for Lees Hall Road and Forge Lane. Allotment and Mosque relocation options and feasibility work is underway in consultation with key stakeholders and Local ward members. Masterplan development work is progressing in relation to the Council owned land and negotiations and discussions are ongoing with adjoining land owners to enable a collaborative approach to delivery of the site.

2 Ashbrow

This council-owned site is adjacent to Ashbrow Road, approximately 3 miles from Huddersfield Town centre and was previously used by the former Huddersfield Technical College, for the provision of agricultural and horticultural courses. The scheme comprises a 50 unit Council owned extra care scheme, market homes and affordable homes. The houses are a mix of two and three bedrooms, are generously sized, and have been designed to be adapted to meet people’s needs throughout their lives. There will also be thirteen affordable homes on the site. Overall, the proposed development will provide a high quality environment with a range of housing types for different people.

A preferred bidder was confirmed following procurement through the Homes England DPP2 framework, they secured planning permission for their scheme proposal in June 2018. As they have progressed with the detailed design of their scheme, they have identified a number of problems, in particular relating to highways and drainage issues, which have impacted on their ability to deliver the scheme. In order to address the issues which have arisen, some amendments were required to the scheme originally proposed. These changes were approved by Cabinet on 18th June 2019 and are the subject of a new [planning application](#) which has recently been approved. A start on site is anticipated early 2020.



Ashbrow: Street Scene

3 Accelerated Construction Programme

The Council has successfully secured an allocation of grant investment from Homes England's Accelerated Construction Programme to develop homes on the Soothill and Waterfront sites. For both projects there is a requirement for the homes to be built using Modern Methods of Construction (MMC) at an agreed accelerated pace of delivery.

3.1 Soothill – this site is located approximately two miles from Dewsbury Town Centre, a mile from Batley Town Centre and is close to an established residential area. Homes England funding is available for investment to deal with abnormal development constraints and it is a requirement of the funding that these works are completed and the grant claimed by the end of March 2021. It is anticipated that the majority of these works will be undertaken by the Council's appointed development partner. The procurement of a partner is underway through Homes England's DPP3 framework. Formal invitations to tender were issued in August 2019 and the Council aims to appoint a preferred developer in early 2020.



Soothill: Aerial view and site view

3.2 Waterfront – The site is part of the Waterfront Quarter, directly to the south of Huddersfield Town Centre and adjacent to Kirklees College. The site benefits from health and employment uses in the attractive Folly Hall Mill, as well as the adjoining Huddersfield Narrow Canal, with an integrated walking and cycling network along the tow path. The procurement of a partner through the DPP3 framework was actively pursued in 2019 however due to significant challenges on the site it has not been possible to secure interest in the site through this route. Options for the site are currently being explored.



Waterfront site, including Folly Hall Mill

4 Specialist and Supported Housing – Extra Care

The Housing Growth Delivery Plan (2018) includes a programme of seven sites for extra care provision. The Soothill site has been removed due to the risks it posed to the Accelerated Construction Programme (ACP) grant funding and concerns from Adults Services with regard to suitability of the site for older people. An additional private owned site at Chidswell has also been identified as having potential to include an extra care scheme. Discussions have been held with the private landowners of the Chidswell site, with a view to integrate some specialist older people’s accommodation into the scheme. Extra care is a possibility and the landowners are currently considering this. These are shown in the table below with indicative numbers.

Sites - Extra Care	Indicative numbers
Ashbrow Road, North Huddersfield	50
Kenmore Drive, Cleckheaton	79
RM Grylls	60
Fenay Lane, South Huddersfield	70
Dewsbury Riverside	70
Bradley Park, North Huddersfield	70
Total Units	399
Chidswell (Private Owner)*	TBC

Consideration has been given to the best approach of speeding up the delivery of extra care across the programme, including the potential to package up sites and develop commitment from a single extra care provider. Feedback from the market indicated that this could potentially aid viability as a “blended approach” allows cross funding between good and more marginal sites. However having reviewed this potential approach against the delivery complexities of the available sites, and the fact that in the main they form part of larger development sites, it is not a viable option and is no longer considered the best route.

Evidence from Registered Providers confirms that extra care schemes should be fully integrated into wider developments so that they effectively deliver well-being outcomes. Parcelling off a segment of a site for extra care is not recommended early in the process as phasing and site areas are not sufficiently developed and defined, which would present a key risk to the wider scheme delivery. The use of a packaged approach would also pose a risk to the delivery and momentum of the next sites where quicker options (such as the Strategic Registered Providers Programme) exist to bring forward housing.



Ashbrow Extra Care Units: Artist’s Impression

SITE	PROGRESS
<u>Ashbrow</u> (Council owned extra care scheme)	<ul style="list-style-type: none"> • Start on site anticipated early first quarter 2020
<u>Kenmore Drive</u> (Direct disposal to Registered Provider)	<ul style="list-style-type: none"> • Registered provider selected • Pre-application stage in progress which will inform the site investigations and detailed design work • Ward members are being fully engaged in the process and their knowledge is being used to inform the most effective way to engage with their community. An open event will be held prior to planning submission • Cabinet report – Spring 2020

<u>RM Grylls, Windy Bank</u>	<ul style="list-style-type: none"> The aim is to select an RP with Strategic Partnership status with pre-allocated grant. This will help to accelerate the scheme at pace.
<u>Fenay Lane, South Hudds</u>	<ul style="list-style-type: none"> Masterplanning required to consider the site comprehensively Timelines for delivery of extra care will follow on from masterplanning work
<u>Dewsbury Riverside</u> (Strategic site including extra care)	<ul style="list-style-type: none"> Extra care provision is being considered within the detailed masterplanning process for an area around the proposed new local centre. On the basis of best practice from elsewhere, opportunities to create a model that fully integrates the local centre and extra care scheme together will be explored.
<u>Bradley Park, North Hudds</u> (Strategic site including extra care)	<ul style="list-style-type: none"> This is a longer term scheme that will be brought forward as the wider site progresses.
<u>Chidswell</u> (Strategic site possibly including extra care)	<ul style="list-style-type: none"> Extra care is a possibility and the landowners are currently considering this

Specialist supported housing – Mayman Lane Batley

Mayman Lane is a unique development of six supported living units for clients with severe learning difficulties, particularly focussed on those with very high support needs.

The new housing, on the site of the former Woodwell House care home, is being developed and managed by Choice Support/MCCH, a national charity supporting people with autism and learning disabilities. Kirklees Council has worked in partnership with Choice Support/MCCH to bring forward the development. The project has attracted £1.784mill Capital funding from NHS England's Transforming Care Partnership (TCP) fund.



Mayman Lane: on-site progress

[Planning permission](#) was granted in December 2018 and in March 2019 the Council sold the site to Choice Support/MCCH, with the land receipt being recycled back into the scheme as a grant. Work started on site in July 2019 and completion is expected in May 2020. The project involves the creation of six bespoke single storey houses in two blocks for six residents who require individual bespoke living environments and specialist care and support, several of whom have lived in a hospital setting for many years due to a lack of suitable homes in the community. The new dwellings aim to provide innovative, high quality housing designed to enable individuals to access and maintain a settled, safe, affordable and good quality home within their community that supports their independence and life chances.

5 Small Affordable Housing Sites

The Council used the YORtender portal to administer this competitive land sale and development exercise, with pre-conditions for participation in the programme. The Small Affordable Housing Sites Programme has an estimated development capacity of around 160 homes, based on Local Plan development density assumptions, and subject to planning permission being granted for each site.

The preferred development partner selected through this process is the Accent Development Consortium, comprising Accent Housing, Johnnie Johnson Housing Trust, Unity Housing, Leeds Federated Housing Association, and Horton Housing Association. Partners will use Homes England's grant funding to support the programme and a development delivery team of partners, including Homes England meet regularly to progress the Programme.

Partners have been assessing the sites and preparing plans for cost estimation and submission for planning permission, and the first three planning applications have recently been submitted. The first development is expected to start by April 2020, with programme completion in 2022.

The sites are based across Kirklees, including land off Blue Bell Hill, Newsome, Kitson Hill Crescent and Fox Royd Lane in Mirfield, the former Stile Common school site, Newsome, Sixth Avenue, Liversedge, Woods Avenue, Marsden, Nabcroft Lane, Crosland Moor, and Common Road, Batley.



Common Road, Batley

Stile Common, Newsome

6 Housing Brokerage Service

Work in the Housing Growth Team is being supported with input from planning Development Management and Policy, providing advice and signposting, and linking with the Local Plan 5 year housing trajectory.

Over 3000 homes' sites have been investigated and continue to be investigated. An emerging pipeline of 900 units is in view; including 150 units now built on site, being planned and where developers are acquiring sites and preparing new proposals.

Highlights include Thirstin Road, Honley, which is a challenging site with previous infrastructure and remediation issues. Working with the agent and developer and linking with planning and S38 adoption colleagues, brokerage has assisted the re-planning of the scheme and start on site. The 17 plots are now all under construction, with 5 homes up to roof level as of October 2019. Plots are now being reserved by buyers.



Thirstin Road, Honley

Cowlersley Lane, Cowlersley

In Cowlersley, a development of 42 new homes is complete following previous interventions to support the owner and developer to progress through due diligence, access to Homes England funding, scheme revisions and approvals process, to completion.

At the former Black Rock Mill site, Waingate, Linthwaite, help was given by previous funding bid support and by promoting development partnerships, revised plans and by supporting acquisition by a Registered Provider using Homes England funding. This site is nearing completion with 103 of the 113 units now built.

At Newsome Mills, Huddersfield, brokerage has involved the agent, Historic England and Homes England. A site masterplan was drafted by Historic England, and potential site buyers were identified with Homes England, to provide development guidance. 3 Listed Building Consents and outline planning applications are under consideration.

7 Market disposal programme

A number of sites have been identified for disposal on the open market. These sites are in strong market areas and the Council has already been approached from developers in relation to a number of the sites. A market disposal of the sites should enable quicker delivery as a development partner is not being sought. The Council is currently looking at options to enable the sites to be brought forward and delivered quickly alongside introducing mechanisms to manage the risk of potential land banking.



Former Gomersal Primary School, Gomersal

Upper Clough, Linthwaite

8 Strategic Registered Providers Programme

This programme aims to release a cluster of 5 larger sites for sale to Registered Providers working as part of a Strategic Partnership, which would be acquired by one or more partners within the Partnership, for the delivery of market and affordable housing. The Council is currently undertaking informal soft market testing targeted at Homes England's Strategic Registered Providers to gauge interest and gain feedback and suggestions to ensure that the sites can be brought forward quickly, acquired and developed at pace.

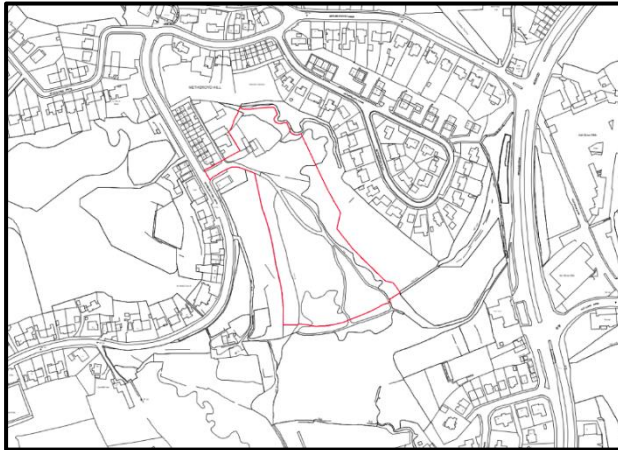
The Council is working closely with Homes England to bring forward housing development sites and accelerate development in Kirklees, as part of its housing delivery aspirations. It is anticipated that Strategic Partnerships with pre-agreed Homes England grant rates will have the financial resources, capacity, skills, expertise, and procurement structures in place to be able to develop at scale and pace.

Working with partners including Homes England, the aim is to stimulate housing delivery at pace on Council owned Local Plan sites, in tandem with encouraging and enabling the market to deliver on other sites. The Council aims to secure quality homes, places and opportunities for local supply chains and employment and training for local people.

The Council will sell the freehold sites at market value, recognising that market housing can help to provide cross subsidies, to help to build mixed tenure and mixed income schemes, with a strategic fit to housing need and market conditions.

It is envisaged that the sites would be released as a package to enable cross subsidies and early delivery. However, as part of the programme, the Council expects an extra care scheme to be developed on one site.

The Council will look for delivery at pace, innovation, and the making of quality homes and places which integrate with existing communities. Extra care provision should in addition provide opportunities for linkages between the existing communities and residents. The Council is also looking for ways to minimise the cost to the end users and the environment in the delivery of this programme.



Netheroyd Hill, Cowcliffe



Hartshead Moorside, former school site

9 Right to Buy (RTB) Receipts programme

The RTB Buy Back programme presents an opportunity for the Council to buy back properties lost through Right to Buy. In some cases this is through exercising the right of pre-emption allowing the Council priority if the householder decides to sell within 10 years of purchase. The programme is partly funded through the use of the 30% RTB receipt with the balance from the Capital allocation. The Council aims to maintain a programme of around 50-75 purchases per annum and are seeking to increase volume in the future through larger strategic purchasing via s106 affordable homes.

10 Council Housing New Build Programme

The Council recognise the potential to develop and regenerate smaller sites close to existing Council housing and have therefore embarked on an assessment of existing garage and amenity sites. 285 sites are currently under review which include a mixture of council garage sites, garage plots sites and a small number of amenity space sites (previously demolished garage sites).

A key feature of the programme is the drive to adopt Modern Methods of Construction in the delivery of the new council housing on existing Housing Revenue Account (HRA) owned council housing sites.

Golcar: This is the first project in the programme and has demonstrated council housing new build competency – the site delivered 8 much needed homes in an area of high demand and ongoing stock depletion. Cabinet agreed to the building of new council houses in Golcar, at their meeting on 23 January 2018. The new houses are on land owned by the council at Sycamore Avenue ([2018/01056](#)) and Leymoor Avenue ([2018/01057](#)) with each house having two bedrooms. The homes were delivered through the RE-allies framework and completed in June 2019.



Leymoor Road, Golcar: Pre and post-completion



Sycamore Avenue, Golcar: Interior and completed build

Fernside: This scheme of 10 lifetime bungalows, including two fully adapted units, establishes a pilot demonstrating the benefits of modular construction. The Structured Insulated Panels (SIPs) system was preferred due to the possibility of creating flexible layouts when compared to a Pod system. The offsite construction of the units is delivered using an innovative social value model established by a social enterprise.



Fernside Lifetime Bungalows: Artist's Impression

The units are manufactured in HMP Lindley; inmates in their last year are trained to build the units while attending college to obtain recognised qualifications. The success of the scheme will not only assess MMC but also the opportunity to replicate the off-site manufacturing model in Kirklees therein providing opportunity for Kirklees residents to develop skills and experience at pre-apprentice level. A start on site is anticipated in the next few weeks.

New Build Pipeline:

Planning applications have been submitted for sites at Howley and Corfe Close with the scheme proposals aiming to provide 15 x 2 bed (4 person) homes.

Eleven additional sites have been considered for the next phase of delivery and these have been shortlisted following a stage 1 desktop and site based study. Designs for new Council homes on these council sites are currently being developed, following feedback on indicative proposals from officers dealing with various technical elements of housing delivery. Planning applications for this phase of sites will be prepared in the next few weeks. The aim is to package and procure these in one batch.

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Housing Growth Programme Delivery Forecast start on site

	2020	2021	2022	2023	2024	2025	2026	Total
Estimated Units Overall	92	293	603	648	525	431	616	3,208

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