

COUNCIL 30th November 2022

Cabinet 14th November 2022

65 DISPOSAL OF COW GREEN SITE FOR NEW HOUSING DEVELOPMENT

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Councillor Patient, Cabinet Member with responsibility for Climate Change and Resilience, presented a written report of the Director, Regeneration and Strategy, which related to the disposal of Council owned land at Cow Green, Halifax, to enable the delivery of much needed new homes and placemaking in Halifax town centre.

Residential development would add value to the wider regeneration programme for Halifax town centre currently underway including Future High Streets, Bus Station improvements, and development of new leisure facilities. The West Yorkshire Combined Authority required the capital receipt to be ringfenced for the delivery of affordable housing as a condition of a Brownfield Housing Grant. Without this grant the development would stall.

The report requested that the Capital Receipt be ring-fenced for affordable housing which supported the delivery of the actions set out in the Housing Delivery Test Action Plan, in lieu of an on-site affordable housing contribution. The land concerned formed the site of a former multi-storey car park.

The disposal of the land to Placefirst had previously been agreed by Cabinet on 16th March 2020. The March 2020 Cabinet report set out a proposal to dispose of the land at Cow Green, Halifax to Placefirst, for the delivery of good quality new homes in the private rented sector. Within this report it was stated that the development would meet the Planning requirement for 30% of the homes provided to be of affordable rent, subject to the final viability appraisal of the site.

The report provided background information and outlined options considered, consultation, and financial, legal, environmental, health, economic, equality, and diversity implications.

During discussions, Members were supportive of the report and other work undertaken by Placefirst.

Councillor Leigh MBE attended the meeting, addressed Cabinet and commented on potential use of funding to unlock other brownfield sites.

***RESOLVED that:**

(a) support of the disposal of the site to Placefirst for the previously agreed amount detailed in paragraph 2.2 of the report be continued; and

(b) it be recommended to Council that the land receipt of the amount detailed in paragraph 2.2 of the report be ring fenced for the provision of affordable housing within Calderdale which supported the delivery of the actions set out in the Housing Delivery Test Action Plan. This would be in lieu of an on-site

affordable housing contribution and was required to secure the Brownfield Housing Fund grant from the West Yorkshire Combined Authority.

(Part 65 (b) only)