

HOMES & COMMUNITIES COMMITTEE

14 MARCH 2022

YORKE DRIVE REGENERATION PROJECT - UPDATE

1.0 Purpose of Report

1.1 To update the Homes and Communities Committee on progress with the Yorke Drive and Lincoln Road Playing Fields Regeneration project.

2.0 Background Information

2.1 Homes and Communities Committee has received regular updates on progress with the Yorke Drive regeneration project including the latest update provided in November 2021.

2.2 As previously reported to committee, the project suffered a delay in the submission of a reserved matters planning application which was originally anticipated in March 2021 and is now programmed for May 2022. This delay came about as a result of a number of impacts on the overall design and issues emerging from detailed site investigations including:

- Identification of noise levels to the east of the site in excess of required levels (despite earlier work to mitigate)
- The requirement to build in the new Parking Supplementary Planning Document – **June 2021**
- The requirement to build in the Future Homes Standard – **January 2021**

2.3 As a result of these issues, the project was paused whilst the team worked through the implications. The outcome of this work has been a revision to the layout of the housing proposed for the playing field area and a review of the projects financial viability to tolerate the increase in development specification.

3.0 Updates

3.1 Revisions to the illustrative masterplan

3.1.1 Four architects submitted proposals to address the levels of noise emanating from the factory to the east of the site. One proposal considered delivering single aspect social housing adjacent to the boundary, however, this was deemed unacceptable for a range of reasons including: disparity between these properties and the rest of the estate leading to a disjointed overall scheme; and a reluctance to use social housing as a buffer for the remainder of the estate.

3.1.2 The remaining three proposals all delivered a solution that included the relocation of some housing from the north east of the playing field. The successful design proposal is included below and delivers the most efficient layout, with community facilities and sport at the centre of the community.

3.1.3 The original and revised layouts are below noting that:

1. The total number of homes remains within the original planning approval
2. The total number of sports pitches remain the same
3. The provision of pavilion and play area remains the same but is more central to the housing development
4. The requirement to remove the 'thicket', an area of shrubbery to the east of the site, is present in both options – in the first it is removed to provide for the trim trail and in the second it is removed for pitch provision
5. The road layout of the new design is more efficient
6. The new layout requires the removal of a group of trees to the south of the playing field for which compensatory planting on site will be required and agreed through the planning process.

Fig.1 Masterplan consulted upon with residents February 2021



Fig.2 Revised Layout



3.2 Public Consultation on revised layout

3.2.1 On the 26th and 27th January 2022, the council along with partners Lovell Partnership and Compendium Living (the developer) undertook a face to face consultation with residents and members of the public on the proposed revised layout for housing on the playing field element of the scheme.

3.2.2 In total 74 residents and members of the public attended the open consultation, of which 38 responded to the feedback questionnaire. The majority of those who responded were satisfied that the design would improve homes and transform the estate positively, with slightly less satisfied that the design would improve and transform the wider community in a positive way (28/38 compared to 26/38).

3.2.3 Attendees were also encouraged to provide narrative feedback on the revised layout. Whilst the majority of those who responded welcomed the proposals, a number of attendees raised concerns regarding: proximity of the new homes to existing properties to the south and west of the playing field; the impact of the loss of trees to the south of the playing field; and disruption to wildlife including loss of the thicket.

3.2.4 A summary of feedback has been provided to the architect team and will be built into the revised layout before a reserved matters planning application is submitted.

3.2.5 Further detailed design discussions with a small number of residents directly impacted by the change in layout will also be undertaken and fed into the design process before reserved matters submission.

3.3 Potential closure of Good Life Foods factory

3.3.1 It is relevant for the committee to note that on 27th January it was announced publically that Good Life Foods (the factory adjacent to the eastern boundary from which the excess noise emanates) began consultation with employees on the closure of the factory. Despite this appearing to remove the noise constraint (and therefore the requirement to relocate housing from the north east of the scheme) the reserved matters application is progressing on the revised design due to a number of factors including:

1. Uncertainty of closure (this is being consulted upon and a final decision not yet made)
2. If closure does go ahead, the current owners of the factory and land will wish to sell this. The council has no control over the commercial sale of this factory and cannot prevent a future factory making the same or more noise (given that housing is not yet on site)
3. The efficiency of the revised layout which has helped maintain the cost of the scheme (which has risen as a result of a year's delay and significant price increases across the construction sector) within the existing cost envelope

3.4 Timeline for delivery

3.4.1 The project team is currently working to complete a reserved matters planning application by May 2022. Approval of this application by the end of summer, would allow work to start later this year.

4.0 Equalities Implications

4.1 Equality implications for this regeneration scheme have been considered with a full Equality Impact Assessment presented to Policy and Finance Committee in November 2018.

5.0 Digital Implications

5.1 There are no additional digital implications raised by this report.

6.0 Financial Implications

6.1 The current capital budgets for Yorke Road are split between HRA and General Fund works. The profiling of the budgets will be updated to reflect the delays/works as set out within the body of this report. These works still remain within budget.

7.0 Community Plan – Alignment to Objectives

7.1 The rationale for the project has been clearly articulated in this and previous reports, its strategic importance is reflected through its inclusion in the Council's Community Plan. Following extensive and continued consultation with residents on the estate, the project is also supported by the overwhelming majority of residents.

7.2 The proposals directly relate to the following objectives within the Community Plan:

- *Create vibrant and self-sufficient local communities where residents look out for each other and actively contribute to their local area*
- *Deliver inclusive and sustainable economic growth*
- *Create more and better quality homes through our roles as landlord, developer and planning authority*
- *Continue to maintain the high standard of cleanliness and appearance of the local environment*
- *Enhance and protect the districts natural environment*
- *Reduce crime and anti-social behaviour and increase feelings of safety in our communities*
- *Improve the health and wellbeing of local residents*

8.0 RECOMMENDATION(S)

8.1 **That progress on the regeneration of the Yorke Drive Estate and Lincoln Road Playing Fields is noted.**

Reason for Recommendation(s)

To keep the Homes and Community Committee apprised of progress.

Background Papers

The details of any background papers you have used in writing the report (note these would then become public documents available for inspection) or if none used write "Nil".

For further information please contact Cara Clarkson on Ext 5923

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Director Growth and Regeneration