



Homes &  
Communities  
Agency

2016 to 2017

Land Development and Disposal Plan

December 2016



© Crown copyright, 2016

*Copyright in the typographical arrangement rests with the Crown.*

You may re-use this information (not including logos) free of charge in any format or medium, under the terms of the Open Government Licence. To view this licence, <http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/> or write to the Information Policy Team, The National Archives, Kew, London TW9 4DU, or email: [psi@nationalarchives.gsi.gov.uk](mailto:psi@nationalarchives.gsi.gov.uk).

This document/publication is also available on our website at [www.gov.uk/hca](http://www.gov.uk/hca). If you have any enquiries regarding this document/publication, email us at [mail@homesandcommunities.co.uk](mailto:mail@homesandcommunities.co.uk) or write to us at:

Homes and Communities Agency  
Fry Building  
2 Marsham Street  
London  
SW1P 4DF  
Telephone: 0300 1234 500

For all our latest news and updates follow us on Twitter: [https://twitter.com/HCA\\_UK](https://twitter.com/HCA_UK)

December 2016

ISBN: 978-1-4098-4969-8

# Contents

<b>Overview</b>	<b>4</b>
The HCA's land and property portfolio	4
The HCA's land disposal principles	5
HCA Programmes	5
Working with partners	6
Transparency	6
<b>Development and disposal opportunities</b>	<b>7</b>
East & South East	8
Midlands	10
North East, Yorkshire & The Humber	14
North West	18
South & South West	20
<b>Map of HCA Areas</b>	<b>22</b>

# Overview

This plan provides an updated overview of the landholdings that the HCA expects to bring forward for development and/or disposal up to the end of September 2017/18. It replaces the previous Land Development and Disposal Plan issued in June 2016 and will be updated on a six monthly basis.

During the period of this plan the HCA expects to see a significant shift toward making land available under the Accelerated Construction initiative, which aims to deliver homes more quickly on public sector land and looks to diversify the market, using methods of construction which rely less on traditional on-site processes.

## The HCA's land and property portfolio

The HCA is a significant public sector landowner with a varied and complex land and property portfolio that is spread across a wide geography over England (excluding London). The portfolio comprises former New Town land, coalfield sites, assets inherited from the Regional Development Agencies (RDAs) and sites previously acquired from other public landowners including from the MoD and the Department of Health. The Agency uses its local knowledge and works with local partners to help bring this land forward and create development opportunities for private developers. Some of the Agency's portfolio requires very little intervention prior to disposal and this land is released into the market as quickly as possible, ensuring it supports local plans and provides value for the taxpayer. Other sites however require upfront investment to make them more attractive development opportunities, for example, dealing with physical constraints, putting in infrastructure, or taking them through the early stages of planning.

In disposing of its land, the HCA is committed to:

- being transparent about its landholdings and the way in which land will be brought to the market;
- not holding land longer than necessary – making sure it is disposed of to support local plans and ambitions;
- disposing of land on terms that promote early development, economic activity and growth (e.g. Build Now: Pay Later)

The HCA is also guided by value for money considerations – disposals are expected to realise 'best consideration' – and disposals are governed by central government policy and practice, by procurement legislation.



## The HCA's land disposal principles

The Agency has a diverse land and property portfolio with significant differences between sites in terms of their size, development potential and strategic importance. As such, each development and disposal opportunity that is brought forward by the HCA is unique. Nevertheless, as part of its commitment to ensuring a consistent approach to disposing of its land, the Agency has adopted a number of 'Land Disposal Principles' including:

- To ensure every disposal has clear objectives from the outset
- To be consistent in the way site specific disposal strategies are prepared
- To undertake early and meaningful market engagement
- To establish the appropriate level of investment prior to disposal
- To provide clarity around the key commercial terms of the deal
- To be consistent in the application of 'overage' provisions
- To provide transparency around the HCA's disposal pipeline

## HCA Programmes

The HCA develops and delivers new housing programmes and approaches, as defined by government policy. New programmes which are likely to impact on the way in which HCA disposes of sites include Starter Homes and Accelerated Construction. More information on these can be found below.

### **Starter Homes**

Government has set out its aspiration to build 200,000 Starter Homes over this Parliament to be sold at a 20% discount, and built exclusively for first time buyers under the age of 40. An exception sites policy was set out in a specific Planning Policy Guidance (PPG) on Starter Homes in March 2015. This provides for the development of Starter Homes on under-used or unviable industrial and commercial land that has not been currently identified for housing. In addition, the Housing and Planning Act provides for a proportion of Starter Homes to be built on 'all reasonably sized' sites, with regulations on implementing these provisions awaited.

### **Accelerated Construction**

The HCA is also delivering the Government's Accelerated Construction programme (formally known as Direct Commissioning). This will seek to bring sites to market in a different way in order to support the Government's ambitions for accelerating the construction of new homes on public land and diversifying the house building industry. Developers/contractors will be required to build 'at pace' and the HCA is prepared to share some aspects of risk with the selected partner. The details of these mechanisms will be available with the disposal/delivery of each individual site.



The HCA continues to be the government's preferred Agency for the disposal of surplus public sector land, and as part of the Accelerated Construction programme it is expected that the transfer of sites from other government departments will also gather pace. In turn, these sites will be brought to the market in order to deliver homes more quickly.

## Working with partners

The HCA structure is based around the principles of a national agency working locally and as such, the HCA delivers its functions through area-based teams outlined in Section 0 of this plan. The HCA works jointly with local partners (such as Local Authorities and Local Enterprise Partnerships) and with other public sector land owners. In these situations, the Agency's approach to disposal will, where appropriate, take into account the policies and priorities of these partners. There may also be situations where the HCA is asked by local partners to use its land in ways to contribute to the delivery of wider regeneration objectives and/or local priorities such as City or Growth Deals. The efficient and effective co-ordination of public sector land and property at the local level is the key driver of the One Public Estate initiative and the HCA plays an important role, working with the Government's Property Unit (GPU) and local partners to identify and dispose of surplus public land through this initiative.

## Transparency

All HCA landholdings are listed on the Government Property Finder website: <https://www.epims.ogc.gov.uk/government-property-finder/Home.aspx>. The Agency is covered by the Community Right to Reclaim Land, which allows any citizens or organisation to ask the Secretary of State to direct that a specified parcel of vacant or underused land or property should be sold on the open market. Each request is considered on its own merit and focuses on whether the land is vacant or underused and whether there are plans for future use. The Agency is also covered under the Right to Contest, where citizens or organisations can challenge government to release land which is potentially surplus or redundant and can be put to a better economic use.



## Development and disposal opportunities

This plan sets out the landholdings that the HCA expects to bring forward for development and/or disposal up to the end of September 2017/18. It includes landholdings that have been identified as being of importance locally or nationally, and sites that have potential for development, predominantly for housing, but also for some commercial use. The landholdings listed for disposal in this section, are grouped according to the area in which they are located and a plan of the areas covered by HCA can be found at the end of this document. Sites will be disposed of on a competitive basis (i.e. by advertising or auctioning them, by bringing them to the HCA's Delivery Partner Panel or by disposing of them through an OJEU process).

This indicative disposal pipeline will be subject to on-going review including partner discussions and additional options analysis / due diligence, and it is possible that there may be substitutions or alterations to individual opportunities. However, the purpose of publishing this information now is to provide a preliminary indication to interested parties of potential disposals.

The timing reflects the HCA's current analysis of its sites and their local markets. However, the Agency is happy to discuss sites which are not included in this pipeline – the entire landholdings are set out on Government Property Finder. Potentially interested parties should note the presumption that our land will generally be disposed of competitively.

As individual sites come forward they will be formally advertised and set out on the Government Property Finder website: <https://www.epims.ogc.gov.uk/government-property-finder/Home.aspx>

For information, the 'forecast marketing date' establishes the financial quarter in which it is intended to bring a site forward, that is Q1 (April-June); Q2 (July-September); Q3 (October-December); and Q4 (January-March).

Alongside sites with housing or commercial development potential or investment opportunities, the HCA's portfolio also includes residuary liabilities such as public open space, structural landscaping, woodland and infrastructure such as roads or watercourses. Some of these landholdings have very limited potential use, e.g. grass verges; but others, for example sites intended for use as open space following reclamation, may be subject to a range of potential options around end use including for sustainable energy generation.

The Agency is continuing to transfer many of these sites to local authorities, Trusts and other statutory bodies, including hard infrastructure such as roads and footpaths, small residual holdings in a number of the former new towns, and open space, including in the former coalfield communities. Due to the nature of these sites, they have not been included in the disposal programme in this document, but options for disengagement from these sites will continue to be explored, subject to resources.



Local Authority	Site Name	Site Ref	Postcode	Area (ha)	Proposed Use	Planning Status	Marketing Status
Milton Keynes	Pub Site, Oxley Park	2738	MK4 4TH	0.135	Residential	None	Q1 2017/18
Milton Keynes	Sites 4b and 4c, Ash Pole Spinney	2737	MK4 4TH	0.365	Residential	Allocated in Local Plan	Q1 2017/18
Milton Keynes	Site 3 Tattenhoe Park	8431	MK4 3FN	2.901	Mixed with housing	Outline application granted	Q1 2017/18
Milton Keynes	Site 2 and 7 Tattenhoe Park	8435	MK4 3FN	5.266	Mixed with housing	Outline application granted	Q1 2017/18
Milton Keynes	Site 5 and 6 Tattenhoe Park	8432	MK4 3FN	8.286	Residential	Outline application granted	Q1 2017/18
Milton Keynes	Site 4 Tattenhoe Park	8430	MK4 3FN	9.718	Residential	Outline application granted	Q4 2016/17
Northampton	Gate Lodge, Northampton	2148	NN3 7TT	1.104	Residential	None	Q1 2017/18
Northampton	Hardingstone Urban Extension	8751	NN4 7BW	47.868	Residential	Outline application granted	Q4 2016/17
Northampton	Upton Lodge SUE	6198	NN2 6NN	69.468	Mixed with housing	Allocated in Local Plan	Q2 2017/18
Rugby	Ansty Park Remainder	5893	CV7 9JP	37.162	Industry and Business	Outline application granted	On Market
Sandwell	Land remaining in Sandwell 021A	148	B69 3DU	0.348	Unused Land	None	Q4 2016/17
South Staffordshire	The Limes, Himley	2034	DY3 4LL	1.234	Residential	Proposed allocation in Local Plan	Q2 2017/18
Stoke-on-Trent	Hanford site disposal	8590	ST4 8QT	1.313	Residential	Outline application granted	On Market
Stratford-on-Avon	Luddington - Stratford VIC	12314	CV37 9SJ	4.445	Residential	None	Q2 2017/18
Telford and Wrekin	T54 - Plot 2, Telford	1499	TF11 9PJ	3.124	Industry and Business	Detailed application granted	On Market



Local Authority	Site Name	Site Ref	Postcode	Area (ha)	Proposed Use	Planning Status	Marketing Status
Telford and Wrekin	Plot 12, Hortonwood	1509	TF1 7YU	3.836	Industry and Business	Allocated in Local Plan	Q4 2016/17
Telford and Wrekin	Plot 6 Hortonwood	1511	TF1 7FR	3.685	Industry and Business	Allocated in Local Plan	On Market
Telford and Wrekin	Plot 1 Hortonwood 65	1512	TF6 6DT	3.913	Industry and Business	Allocated in Local Plan	On Market
Telford and Wrekin	Plot D Hortonwood Business Park	6056	TF1 7FA	10.416	Industry and Business	Allocated in Local Plan	On Market
Telford and Wrekin	Plot B, Hortonwood	10669	TF1 7FA	2.730	Industry and Business	Allocated in Local Plan	On Market
Telford and Wrekin	Remainder of Plot E, Hortonwood	10678	TF1 7FA	2.152	Industry and Business	Allocated in Local Plan	On Market
Telford and Wrekin	North Hortonwood Residual	1551	TF6 6DT	15.862	Agriculture	Allocated in Local Plan	Q4 2016/17
Telford and Wrekin	Land & Buildings Adj Horton Fa	1552	TF6 6DT	0.487	Residential	None	Q4 2016/17
Telford and Wrekin	Land Off Horton Lane	1557	TF6 6DT	0.832	Residential	None	Q4 2016/17
Telford and Wrekin	T54 - Plot 7, Naird Lane, Telford	1565	TF11 9PQ	7.474	Industry and Business	Proposed allocation in Local Plan	On Market
Telford and Wrekin	T54 - Plot 3, Telford	1604	TF11 9PJ	1.268	Industry and Business	Detailed application granted	On Market
Telford and Wrekin	Nedge West - Future Development	1606	TF11 9PL	1.624	Industry and Business	Detailed application submitted	On Market
Telford and Wrekin	Site C Pool Hill Road	1587	TF4 3AS	0.268	Residential	Allocated in Local Plan	Q4 2016/17
Telford and Wrekin	Site D - Pool Hill Road	1588	TF4 3AS	0.652	Residential	Allocated in Local Plan	Q4 2016/17
Telford and Wrekin	Plots Rock Road, Old Park RaB	1446	TF3 5BL	0.669	Retail	Allocated in Local Plan	On Market

Local Authority	Site Name	Site Ref	Postcode	Area (ha)	Proposed Use	Planning Status	Marketing Status
Telford and Wrekin	The Croppings Phase 2	11414	TF4 3QH	5.952	Residential	Outline application granted	Q3 2016/17
Telford and Wrekin	Site 2 Donnington Campus	6115	TF2 7NA	1.732	Industry and Business	Allocated in Local Plan	On Market
Telford and Wrekin	Plot A, Wheat Leasows East	13408	TF1 6AJ	2.055	Industry and Business	Outline application granted	On Market
Telford and Wrekin	Plot B, Wheat Leasows East	13409	TF1 6AJ	5.339	Industry and Business	Outline application granted	On Market
Telford and Wrekin	Plot C, Wheat Leasows East	13410	TF1 6AJ	2.206	Industry and Business	Outline application granted	On Market
Telford and Wrekin	Plot E, Wheat Leasows East	13411	TF1 6AJ	0.459	Restaurants and cafes	Outline application granted	On Market
Telford and Wrekin	Land adj Horton Farm, Horton Lane	13111	TF6 6DT	0.359	Residential	None	Q4 2016/17
Walsall	IMI James Bridge	2655	WS2 9SQ	12.189	Manufacturing	Allocated in Local Plan	On Market

X