

Appendix 4: General Fund sites for appropriation

To support delivery of the Housing Delivery Programme, several more land and property assets currently held within the General Fund have been considered for inclusion. To deliver new Council homes on these sites, the assets would need to be formally appropriated to the HRA and the following sites are proposed for imminent appropriation, with Cabinet approval sought accordingly.

Boswell Street, Herringthorpe

The Boswell Street site is allocated for residential development within the Council's Local Plan, site reference H29. The site has had structures and hard surfacing in situ previously and is therefore brownfield.

The site is within Council ownership but has not yet been brought forward for any form of development and it is now proposed to develop the site through the Housing Delivery Programme for new Council homes. The Local Plan estimates delivery numbers at 61, however a site capacity study allowing for expected site challenges indicates that 45 homes is a more likely delivery number, subject to the final property mix being determined.

It is also not proposed for the site to deliver wholly Council rented homes as this would create a large 'mono-tenure' development when the strategic preference is for mixed and sustainable communities. Given the size of the site, it is also unlikely that it could be fully developed by March 2026, meaning a two-phase delivery is considered likely, prioritising the new Council homes. The current Programme estimate for potential Council homes by March 2026 is 30.

Appropriation to the HRA will take place once planning permission has been secured, estimated at winter 2024.

Grayson Road, Greasbrough

The Grayson Road site is allocated for residential development within the Council's Local Plan, site reference H6. The site is currently being utilised as a compound to support Council housing repairs and maintenance activity. The site is brownfield.

The site is within Council ownership but has not yet been brought forward for any form of development and it is now proposed to develop the site through the Housing Delivery Programme for new Council homes. The Local Plan estimates delivery numbers at 18, however a site capacity study allowing for expected site challenges indicates that 16 homes is a more likely delivery number, subject to the final property mix being determined. The current Programme estimate for potential Council homes by March 2026 is 16.

Appropriation to the HRA will take place once planning permission has been secured, estimated at winter 2024.

Tenter Street, Thornhill

The Tenter Street/Walter Street site is allocated for residential development within the Council's Local Plan, site reference H8. The site previously held the former Thornhill School, which was relocated many years ago and the site has been unmanaged since, resulting in the site now consisting of self-seeded, low value shrubs and trees. The site is brownfield.

The site is within Council ownership but has not yet been brought forward for any form of development and it is now proposed to develop the site through the Housing Delivery Programme for new Council homes. The Local Plan estimates delivery numbers at 13, however a site capacity study allowing for expected site challenges indicates that the site has potential to deliver more homes, possibly up to 20. The current Programme estimate for potential Council homes by March 2026 is 15.

Appropriation to the HRA will take place once planning permission has been secured, estimated at winter 2024.