

BRECKLAND COUNCIL

REPORT OF MARK KIDDLE-MORRIS, EXECUTIVE MEMBER FOR ECONOMIC AND COMMERCIAL SERVICES to the CABINET – 30 NOVEMBER 2010 **(Author: Zoe Footer, Land Management Officer)**

ACTIVE LAND MANAGEMENT – TRANCHE 2

1. Purpose of Report

This report seeks Cabinet decisions on the future use of each of the 9 sites processed in the second tranche of the Active Land Management Programme.

2. Recommendation(s)

It is recommended that:

- 2.1 Cabinet decide on the alternative/future use of each of the 9 sites processed in the second tranche of the Active Land Management Programme.

Note: In preparing this report, due regard has been had to equality of opportunity, human rights, prevention of crime and disorder, environmental and risk management considerations as appropriate. Relevant officers have been consulted in relation to any legal, financial or human resources implications and comments received are reflected in the report.

3. Information, Issues and Options

3.1 Background

- 3.1.1 The Council's Cabinet resolved to adopt a framework for the management of surplus land (cabinet minute no. 99/09 refers).
- 3.1.2 On 14 December 2009, the Council agreed the Active Land Management programme (D09/53 refers) whereby land would be processed in tranches of 10 plots at 6 monthly intervals.

3.2 Issues

- 3.2.1 The second tranche consists of the following sites which Members will note have been amended subsequent to the approval of the above programme:

- 1) Beeston – Herne Lane;
- 2) Great Dunham – Litcham Road/South Street;
- 3) Necton – Ketts Hill/St Andrews Lane;
- 4) Shipdham – Chapel Street;
- 5) Sporle – Priory Close;
- 6) Swaffham – Sandringham Way;
- 7) Thetford – Ramsey Close;
- 8) Thetford – The Covert; and
- 9) Swanton Morley – Middleton Avenue.

- 3.2.2 Capita Symonds has prepared an options appraisal(s) for the sites processed in the second tranche.

- 3.2.3 Consultation has been undertaken with the Ward Representatives and the Clerks to the Parish Council of the ward/areas within the second tranche.
- 3.2.4 The attached presentation provides a summary of consultation and information gathered for each site and options for alternative/future uses to allow Members to make an informed decision.
- 3.2.5 Key information including open market values (based on private residential development) for each site is provided on the attached presentation. Possible options for alternative/future use of each site are also provided to assist Members with their decisions.
- 3.2.6 In consideration of making decisions on these 9 sites members are minded to also consider how these subsequent projects will be resourced/developed and a steer is requested.

3.3 Options

- 3.3.1 To decide on the alternative/future use of each of the 9 sites processed in the second tranche of the Active Land Management programme.

3.4 Reasons for Recommendations

- 3.4.1 To ensure the diverse interests that exist around land usage are realised.
- 3.4.2 To provide a source of funding for both the Council's revenue and capital spending.

4. Risk and Financial Implications

4.1 Risk

- 4.1.1 I have completed the Risk Management questionnaire and this report does not require a risk assessment because the changes/issues covered by the recommendations are not significant in terms of risk.

4.2 Financial

- 4.2.1 No proforma B necessary.

5. Legal Implications

- 5.1 There are no specific legal issues that require special comment here.

6. Other Implications

- (a) Equalities – implicit within process.
- (b) Section 17, Crime and Disorder 1998 – implicit within process.
- (c) Section 40, Natural Environmental and Rural Communities Act 2006 – no implications to the best of our knowledge.
- (d) Human Resources – none.
- (e) Human Rights – implicit within process.

7. Alignment to Council Priorities

- 7.1 The matter raised in this report falls within the following council aim's and associated priorities:
- Entrepreneurial Council – maximise the potential of the council's natural resources, assets, people and technology to meet current and future needs.

8. Wards/Communities Affected

- 8.1 Launditch, Necton, Shipdham, Nar Valley, Swaffham, Thetford – Guildhall, Swanton Morley.

Background Papers

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Key Decision

This is a key decision.

Appendices

Presentation