

BRECKLAND COUNCIL

Report of Paul Claussen, the Executive Member for the Housing and Economic Portfolio to the CABINET – 10 June 2008

BARNHAM CROSS ESTATE, THETFORD – COUNCIL-OWNED LAND AT ASH CLOSE

1. Purpose of Report

- 1.1 This report seeks Cabinet approval for the transfer of Council-owned land at Ash Close, Thetford, on the Barnham Cross Estate in Thetford to Peddars Way Housing Association at nil consideration. Breckland Council and Peddars Way Housing Association are currently working in partnership to regenerate and enhance this estate, maximising the use of the garage blocks, garage forecourts, off street parking areas and amenity areas and the land adjacent to the houses

2. Recommendations

It is recommended that the Cabinet:

- 2.1 resolve that the Council-owned land (as shown edged in red on the attached plan) at Ash Close, Thetford be transferred, at nil consideration to Peddars Way Housing Association to allow this land and the adjacent garage block/forecourts to be redeveloped.
- 2.2 agree that the equivalent capital receipts to the District Valuer's valuation of developing the land at Ash Close, Thetford be ring fenced by the Housing Association for the overall regeneration scheme on the Barnham Cross Estate.

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 Breckland Council are currently working in partnership with Peddars Way Housing Association to regenerate and enhance the Barnham Cross Estate in Thetford.
- 3.1.2 Peddars Way Housing Association have funded Ingleton Wood to work on a master plan looking at ways of raising funds from disposal of land to help fund works on Barnham Cross Estate.
- 3.1.3 It has been agreed that a review of the car parking on this estate is crucial; thus Breckland Council and Peddars Way Housing Association are looking at options to allow redevelopment of the former garage blocks, garage forecourts, off street parking areas and amenity areas and the installation of parking areas closer to the properties.

3.2 Issues

- 3.2.1 Peddars Way Housing Association are due to submit a planning application imminently for the demolition of the existing garages on Ash Close (as shown marked grey on the

attached plan) and the redevelopment of this site utilising the adjacent Council-owned land (as shown edged in red on the attached plan) for four dwellings and associated parking.

3.2.2 Consultation with officers and ward representatives has been undertaken and no objections to the disposal of this land were received.

3.2.3. The Council's District Valuer has been contacted and in his opinion, for the transfer of Council-owned land (as shown edged in red on the attached plan) and for the release of restrictive covenant, the consideration payable should be £56,000.00 (fifty six thousand pounds).

3.3 Options

3.3.1 That the Council-owned land (as shown edged in red on the attached plan) at Ash Close, Thetford be transferred, at nil consideration to Peddars Way Housing Association to allow this land and the adjacent garage block/forecourt to be redeveloped.

3.3.2 That the Council-owned land (as shown edged in red on the attached plan) at Ash Close, Thetford be transferred, at the District Valuers valuation to Peddars Way Housing Association to allow this land and the adjacent garage block/forecourt to be redeveloped.

3.3.3 That the Council-owned land (as shown edged in red on the attached plan) at Ash Close remain within Breckland Council's ownership.

3.4 Reasons for Recommendations

3.4.1 The Council would lose responsibility for this area of land (as shown edged in red on the attached plan) at Ash Close, Thetford.

3.4.2 To support the regeneration and enhancement of the Barnham Cross Estate in Thetford and reduce anti-social behaviour.

3.4.3 The redevelopment of these areas will support the Council's number one priority

3.4.4 To reduce off-street parking and illegal parking on open space.

4. Risk and Financial Implications

4.1 Risk

4.1.1 I have completed the Risk Management questionnaire and can confirm that risk has been given careful consideration, and that there are no significant risks identified associated with the information in this report.

4.2 Financial

4.2.1. Proforma B attached.

5. Legal Implications

5.1 Breckland has identified that disposal at nil consideration to Peddars Way Housing Association and the development of the site has added value and will provide the Council with additional benefits for the community.

5.2 Part 6 of the Annex to the Local Government Act 1972 may apply to the sale of these areas of land. Under Section 123 (2), General Disposal Consent (England) 2003 the land can be

disposed of for “the promotion or improvement of social well being”.....”providing the consideration for the disposal does not exceed two million pounds”.

6. Other Implications

- a) Equalities – no, implicit within process.
- b) Section 17, Crime and Disorder Act 1998 – implicit within process.
- c) Section 40, Natural Environmental and Rural Communities Act 2006 – there is a line of ‘contorted’ veteran Scots pines along the northern boundary, representing 19th Century efforts to stabilise the shifting Brecks. These have considerable biodiversity, cultural and landscape value. In addition, there are defined groups of large trees in the south west and north east of the site which contribute to the local landscape and act as stepping stones in the urban ecological network of Thetford. In recognition of these values, a Tree Preservation Order is in preparation which will be given due consideration in any forthcoming planning process.
- 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 aims and associated priorities::

- Building Safer and Stronger Communities – Tackle anti-social behaviour
- Prosperous Communities – secure a decent standard of housing across the district
- 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 Thetford - Saxon

Background Papers

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Key Decision Status

This is not a key decision.

Appendices attached to this report:

Appendix A – site plan

Appendix B – pro forma B