

BRECKLAND COUNCIL

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

VACANT AND SURPLUS LAND – FOLLAND COURT, BAWDESWELL

1. Purpose of Report

- 1.1 This report asks Cabinet to reconsider their decision in respect of the proposed transfer of Council-owned land at Folland Court, Bawdeswell to Peddars Way Housing Association.

2. Recommendations

It is recommended that the Cabinet:

- 2.1 resolve that the Council-owned land at Folland Court, Bawdeswell be transferred to Peddars Way Housing Association, for affordable housing, at the District Valuer's valuation + VAT, subject to:
- i. Peddars Way Housing Association firstly obtaining planning permission; for the developments in accordance with the revised plans submitted;
 - ii. approximately 65% of the front of the site being transferred to the Parish Council to be used as an amenity area and that a covenant be imposed on the land restricting the use to amenity only; and
 - iii. retention of the existing footpath to the Street.

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 Cabinet considered the transfer of Breckland Council-owned land at Folland Court, Bawdeswell (as shown edged in red on the attached plan) to Peddars Way Housing Association at its meeting held on 28 November 2005 whereby the officer recommendation was to approve the transfer, at the District Valuer's valuation + VAT, subject to Peddars Way Housing Association firstly obtaining planning permission.
- 3.1.2 Cabinet resolved that the Council-owned land at Folland Court, Bawdeswell be offered to Peddars Way Housing Association for affordable housing development, at the District Valuer's valuation + VAT, subject to:
- i. Peddars Way Housing Association firstly obtaining planning permission; for the developments in accordance with the revised plans submitted;
 - ii. approximately 65% of the front of the site being transferred to the Parish Council to be used as an amenity area and that a covenant be imposed on the land restricting the use to amenity only;
 - iii. the Post Office being re-built on the land by Peddars Way Housing Association; and
 - iv. retention of the existing footpath to the Street.

3.2 Issues

- 3.2.1 The Parish of Bawdeswell does not currently have the benefit of a post office.
- 3.2.3. With the Post Office Closure Programme and Peddars Way Housing Association having advised that there is no-one to run a post office in the Parish of Bawdeswell, Peddars Way Housing Association's preferred option, for these reasons, is to not provide a post office within their proposed scheme.
- 3.2.4 The Ward Representative, Gordon Bambridge and Bawdeswell Parish Council have confirmed that they are happy for the condition relating to the re-build of a post office, imposed by Cabinet at their meeting held on 28 November 2005, to be removed from the original resolution.

3.3 Options

- 3.3.1 That Cabinet resolve that the Council-owned land at Folland Court, Bawdeswell be transferred to Peddars Way Housing Association, for affordable housing, at the District Valuer's valuation + VAT, subject to:
- i. Peddars Way Housing Association firstly obtaining planning permission; for the developments in accordance with the revised plans submitted;
 - ii. approximately 65% of the front of the site being transferred to the Parish Council to be used as an amenity area and that a covenant be imposed on the land restricting the use to amenity only; and
 - iii. retention of the existing footpath to the Street.
- 3.3.2 That Cabinet adhere to their previous decision.

3.4 Reasons for Recommendations

- 3.4.1 Peddars Way Housing Association has secured capital funding from the Housing Corporation for this proposed scheme, further delays in the development will put the funding at risk. The inability to deliver schemes which have secured funding have a detrimental effect on the Housing Association and the Council and may limit our ability to secure funding on other schemes.

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. None.

5. **Legal Implications**

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

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 – none.
- 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::

- Prosperous Communities – secure a decent standard of housing across the district

8. Wards/Communities Affected

8.1 Eynsford.

Background Papers

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Key Decision Status

This is not a key decision.

Appendices attached to this report:

Appendix A – site plan