

BRECKLAND DISTRICT COUNCIL

Report of: Phil Cowen, Executive Portfolio Member for Growth and Commercialisation

To: Cabinet 03 January 2017

(Author: Ralph Burton, Strategic Property Manager)

Subject: Breckland Bridge Strategic Site Review - Planning Activity

Purpose: To review a recommendation from the Breckland Bridge Ltd annual Strategic Site Review and subject to community consultation release funding to allow Breckland Bridge to submit planning applications on two sites to improve land values and contribute to the creation of a pipeline of sites for future development activity.

Recommendation(s):

Cabinet recommends to Council to agree the Breckland Bridge Strategic Site Review recommendation to initiate submission of planning applications at two sites as described in the report and to do that:

- Release £120,000 of funding which is subject to Breckland Bridge undertaking pre-planning community consultation which results in a positive outcome.
- Provide delegation to the Leader of the Council to the release of the funding on satisfaction of the outcome of the community consultation.

Note: This report has been referred back to Cabinet from Council on 08 December 2016

1. BACKGROUND

- 1.1 Breckland Bridge Ltd has recently undertaken its annual Strategic Site Review of assets owned by the Council to help inform future long term strategic asset management activity. One of the recommendations from that review focuses on preparing sites for future development and to do that a change of use is required. This would uplift the value of the sites and prepare them for development should the Council wish to do so, whether that is through a future phase of the Breckland Bridge partnership or not. The recommendation in the review therefore suggests advancing planning applications on two sites (in Litcham and Garboldisham) which were assets that were originally included in the procurement for the Breckland Bridge partnership.
- 1.2 The activity is additional activity to the core business plan of Breckland Bridge but is recommended to be undertaken so that there is a pipeline of continuous development activity. The two sites are not part of the current Breckland Bridge business plan and because the Council as land owner would benefit from any uplift in value of the land, it is recommended that should the Council wish to undertake this activity that it provides the funds and asks Breckland Bridge to undertake this work on its behalf. The funding will only be used on third party fees in preparation of the planning applications and not on fees for Breckland Bridge.
- 1.3 Both sites are currently outside the settlement boundaries for the locations concerned and given the Council's wider community role it is suggested that before the Council releases any funding that this activity is undertaken in collaboration with the parish and communities affected, this should extend beyond the relevant parish council's. Therefore a key part of this recommendation is to request Breckland Bridge to undertake the pre-planning consultation in the community first to obtain the necessary support to the relevant planning application before any pre-planning survey work is undertaken.

2.0 Options

- 2.1 Option 1:** Cabinet recommends to Council to agree the Breckland Bridge Strategic Site Review recommendation to initiate submission of planning applications at two sites as described in the report and to do that:
- Release £120,000 of funding which is subject to Breckland Bridge undertaking pre-planning community consultation which results in a positive outcome.
 - Provide delegation to the Leader of the Council to the release of the funding on satisfaction of the outcome of the community consultation.

2.2 Option 2: Do not agree the Breckland Bridge Strategic Site Review recommendation to initiate planning applications at two sites as described in the report and therefore this activity will not occur.

3.0 Reasons for recommendations

- 3.1 The reasons for this recommendation are as follows:
- This activity will prepare sites for a future potential phase of the Breckland Bridge partnership (but does not commit the Council to this) so there is a pipeline of sites with which to continue development activity and therefore meet the aim of the Breckland Bridge partnership in getting better value and use and regeneration of Council owned land / sites.
 - If the sites are successful in achieving the planning permission proposed then there could be uplift in value created from their existing use value of c.£114,000 to c.£1.1m.
 - The Council has procured professional expertise within the Breckland Bridge partnership and therefore should obtain the value for money from that procurement in working with the partnership to professionally undertake the planning activity as described.

4.0 EXPECTED BENEFITS

4.1 Better use of the Council's assets to support growth and financial return.

5.0 IMPLICATIONS

5.1 Carbon Footprint / Environmental Issues

5.1.1 It is the opinion of the Report Author that there are no implications.

5.2 Constitution & Legal

5.2.1 This additional activity will be added to the Breckland Bridge Ltd business plan when it is reviewed and subsequently approved by Council in March 2017.

5.3 Contracts

5.3.1 Via the shareholders agreement Breckland Bridge Ltd is under an obligation to complete this Review. Any activity undertaken as part of the recommendations from that Review are monitored by the client via the Quarterly reports and company Board meetings, as well as the Council's own internal client monitoring Board.

5.4 Corporate Priorities

- 5.4.1 - Supporting Breckland to develop and thrive.
- Developing the local economy to be vibrant with continued growth.

5.5 Crime and Disorder

5.5.1 It is the opinion of the Report Author that there are no implications.

5.6 Equality and Diversity / Human Rights

5.6.1 It is the opinion of the Report Author that there are no implications.

5.7 Financial

5.7.1 See Proforma b attached.

5.8 Health & Wellbeing

5.8.1 It is the opinion of the Report Author that there are no implications.

5.9 Risk Management

5.9.1 The main risk of agreeing to the recommendation is that the expenditure is at risk because it is not known at this stage if a successful planning application will be achieved. This is mitigated to some extent by asking Breckland Bridge to undertake the community consultation first.

5.10 Safeguarding

5.10.1 It is the opinion of the Report Author that there are no implications.

5.11 Staffing

5.11.1 It is the opinion of the Report Author that there are no implications.

5.12 Stakeholders / Consultation / Timescales

5.12.1 In delivering the recommendation consultation will be undertaken in the relevant communities.

6.0 WARDS/COMMUNITIES AFFECTED

6.1 Garboldisham & Litcham

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Key Decision: ~~Yes~~ / No

Exempt Decision: ~~Yes~~ / No

This report refers to a ~~Mandatory Service~~ / Discretionary Service

Appendices attached to this report:

Appendix 1 - Proforma b