

## **BRECKLAND COUNCIL**

### **Report of Paul Claussen, the Executive Member for Economic and Commercial to the CABINET – 12 May 2009**

#### **BARNHAM CROSS ESTATE, THETFORD – COUNCIL-OWNED LAND AT BEECH CLOSE**

##### **1. Purpose of Report**

- 1.1 This report seeks Cabinet approval for the transfer of three areas of Council-owned land at Beech 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 three areas of Council-owned land (as shown edged in red on the attached plan) at Beech Close, Thetford be transferred, at nil consideration to Peddars Way Housing Association to allow these areas of land to be used to create additional car parking provision.

**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 have obtained planning consent for the creation of additional car parking provision on Beech Close in Thetford utilising the Council-owned areas as shown edged in red on the attached plan.
- 3.2.2 Consultation with officers and ward representatives has been undertaken and no objections to the disposal of these areas of land were received.

3.2.3. The Council's District Valuer has been contacted and in his opinion, for the transfer of these three areas of Council-owned land (as shown edged in red on the attached plan), the consideration payable should be £800.00 (eight hundred pounds).

### 3.3 Options

3.3.1 That these three areas of Council-owned land (as shown edged in red on the attached plan) at Beech Close, Thetford be transferred, at nil consideration to Peddars Way Housing Association to allow these areas of land to be used to create additional car parking provision.

3.3.2 That these three areas of Council-owned land (as shown edged in red on the attached plan) at Beech Close, Thetford be transferred, at or above the District Valuers valuation to Peddars Way Housing Association to allow these areas of land to be used to create additional car parking provision.

3.3.3 That these areas of Council-owned land (as shown edged in red on the attached plan) at Beech Close, Thetford remain within Breckland Council's ownership.

### 3.4 Reasons for Recommendations

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

3.4.2 To support the regeneration and enhancement of the Barnham Cross Estate in Thetford.

3.4.3 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 – implicit within 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 priority::

- 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*