

SALE OF LAND OFF STATION ROAD, FOXTON

TUESDAY, 15 AUGUST 2017

DECISIONS

Set out below is a summary of the decisions taken at the meeting of the Sale of Land off Station Road, Foxton held on Tuesday, 15 August 2017. Decisions made by the Cabinet will be subject to call-in. Recommendations made to the Council are not subject to call-in. The wording used does not necessarily reflect the actual wording that will appear in the minutes.

If you have any queries about any matters referred to in this decision sheet please contact Victoria Wallace.

1. SALE OF LAND OFF STATION ROAD, FOXTON

Cabinet approved unanimously

Option 1: the sale of land identified on Plan 'A' (access land) for the price of £200,000. This will include an overage clause to secure a further capital receipt of 50% of the uplift if further development was granted. Heads of terms to be agreed by the Head of Housing Strategy.

and

Option 2: the sale of garden land identified on Plan 'B' for the price of £5,000 subject to improvements to fencing and car parking for the tenant at no.31 Station Road. Heads of terms to be agreed by the Head of Housing Strategy.

Other Options Considered: Option 1: To approve the option for the sale of land identified on Plan 'A' (access land) for the price of £200,000. This will include an overage clause to secure a further capital receipt of 50% of the uplift if further development was granted. Heads of terms to be agreed by the Head of Housing Strategy.

Reasons for Approval: The Council has no legitimate use of the access land. The sale price of £200,000 will support the Council's Housing Revenue Account (HRA) to invest into affordable council homes.

As well as providing a capital receipt for land that is not used, the access will facilitate a development of up to 22 homes, of which 9 will be affordable homes. The provision of affordable housing is a key priority for the Council.

Planning Permission has already been granted for this development of up to 22 homes. If further permission is sought to increase the number of homes facilitated by the access, a further capital receipt of 50% of the uplift would be secured to invest within the HRA.

Option 2: To approve the option for the sale of garden land identified on Plan 'B' for the price of £5,000 subject to improvements to fencing and car parking for the tenant at no.31 Station Road. Heads of terms to be agreed by the Head of Housing Strategy.

Reasons for Approval: This would enable the access to be widened enabling the road to be brought up to an adoptable standard, which would reduce maintenance costs for tenants and residents of the new development.

The tenant at no.31 Station Road is happy to release the garden land and has been fully consulted on this option.

The sale price of £5,000 will provide an additional capital receipt to the Housing Revenue Account.

Option 3: To refuse the sale of land (Option 1) at the recommended sale price of £200,000.

Reasons for Rejection: An 'in principle' decision has already been agreed to sell the land and the valuation of £200,000 is considered good value for money, achieving 50% of the uplift in value. A capital receipt of £200,000 would be invested into affordable council homes. If the Council decided not to sell the access land, it is likely that a development could still be achieved using an alternative access through land owned by Goreway Holdings. This would need further consideration by Planning Committee.

Option 4: To agree to the sale of land for the proposed access (Option 1) but refuse the sale of the additional garden land (Option 2).

Reasons for Rejection: The tenant is supportive of releasing the garden land. By widening the access this would enable the road to be brought up to an adoptable standard which would reduce maintenance costs for the new tenants and residents of the proposed scheme. The merits of widening the access and the views of the parish council should be a consideration by the Planning Department in determining any further planning applications for the scheme. The sale of garden land (Option 2) would achieve an additional £5,000 for the Housing Revenue Account, with the overage clause maximising the capital receipt if further development was achieved through planning permission.

Reason For Decision: Option1: The Council has no legitimate use of the access land. The sale price of £200,000 will support the Council's Housing Revenue Account (HRA) to invest into affordable council homes. As well as providing a capital receipt for land that is not used, the access will facilitate a development of up to 22 homes, of which 9 will be affordable homes. The provision of affordable housing is a key priority for the Council. Planning Permission has already been granted for this development of up to 22 homes. If further permission is sought to increase the number of homes facilitated by the access, a further capital receipt of 50% of the uplift would be secured to invest within the HRA.

Option 2: In selling the additional garden land, this would enable the access to be widened enabling the road to be brought up to an adoptable standard, which would reduce maintenance costs for tenants and residents of the new development.

The tenant at no.31 Station Road is happy to release the garden land and has been fully consulted on this option.

The sale price of £5,000 for the garden land will provide an additional capital receipt to the Housing Revenue Account.