

REPORT FROM: HOUSING, HEALTH AND ECONOMIC DEVELOPMENT
SERVICES MANAGER

TO: EXECUTIVE

DATE: 30th JUNE, 2016

Report Author: Julie Whittaker
Tel. No: (01282) 661038
E-mail: julie.whittaker@pendle.gov.uk

DISPOSAL OF SITES FOR HOUSING

PURPOSE OF REPORT

To provide an update on progress with the housing sites that the Executive have previously agreed to dispose of and to propose further sites are considered for housing development.

RECOMMENDATIONS

The Executive is asked to:

1. Note the progress so far on sites that have been agreed for disposal.
2. Agree to consult with the appropriate Area Committee on the possible disposal of the following sites:
 - Gib Hill, Nelson
 - Halifax Road, Brierfield
 - Land at Aspen Grove, Earby
 - Land at Bailey Street, Earby
 - Red Lion Street, Earby
3. Agree to receive a further report following consultation with the Area Committees.

REASONS FOR RECOMMENDATIONS

1. To keep members informed of progress.
2. To dispose of sites that can support the Council's growth objectives.

ISSUE

1. In order to stimulate housing growth in the Borough the Council is pursuing a policy of disposing of surplus sites for housing development, where that is an appropriate use for the sites. There are a number of benefits to the Council of disposing of such surplus sites:
 - It supports economic growth by providing a range of house types and tenures to meet the needs and aspirations of people in Pendle
 - It helps us deliver our Core Strategy target of 298 net new homes a year
 - It increases the Council Tax base
 - It increases the level of New Homes Bonus brought into Pendle
 - It will support the delivery of a future capital programme including bringing forward brownfield sites and dealing with the existing stock
 - It reduces revenue costs of maintenance
2. The Executive have previously agreed to the disposal of a number of sites for housing and the progress on all these sites is set out in the table at Appendix 1. The majority of these sites are small sites suitable for less than 10 houses. These can be difficult sites to make viable as they don't have the economies of scale that larger developments can have. They are particularly difficult when they are brownfield, in areas of low house values, or where services cross the site. We may need to review our approach to some of these smaller sites as initial work on them has highlighted that they are unlikely to be viable for housing development.
3. It has become apparent that larger sites and some in more viable locations need to be brought forward to support a pipeline of housing delivery. This would enable capital receipts to be generated that could be used for reinvestment to support other member priorities such as tackling brownfield sites and dealing with poor quality existing housing stock.
4. It is proposed that the five sites below are declared surplus and brought forward for housing development:
 - Gib Hill, Nelson
 - Halifax Road, Brierfield
 - Land at Aspen Grove, Earby
 - Land at Bailey Street, Earby
 - Red Lion Street, Earby
5. Gib Hill and Aspen Grove were two of six sites proposed for disposal in June 2013, but at the time members wished to concentrate on the four other sites. Of those four sites, three are being progressed (Clitheroe Road, Great House Farm and Further Clough Head) and one has proved to be unviable (Trent Road).
6. Gib Hill is considered to be of sufficient scale and in a suitable location to be viable. The site at Halifax Road, Brierfield adjoins a site owned by Lancashire County Council and they are discussing with us the possibility of bringing forward both sites together. Three sites are proposed in Earby where house prices are higher than in some other areas of Pendle so these sites are expected to be viable. There are also brownfield sites in the town that members wish to see developed and the development of viable sites could provide an

element of cross subsidy to help bring forward less viable sites. Across the five sites it is expected that around 300 homes could be developed, but this would be subject to further survey and design work.

7. Subject to the agreement of the Executive to consult, reports will be taken to the relevant Area Committees and their comments reported back to Executive.

IMPLICATIONS

Policy: The disposal of surplus land is acceptable policy for the Council

Financial: None directly arising from this report

Legal: None directly arising from this report

Risk Management: None directly arising from this report

Health and Safety: None directly arising from this report

Sustainability: None directly arising from this report

Community Safety: None directly arising from this report

Equality and Diversity: None directly arising from this report

APPENDICES

- 1 – Progress with sites agreed for disposal
- 2 – Gib Hill, Nelson
- 3 – Halifax Road, Brierfield
- 4 – Aspen Grove, Earby
- 5 – Bailey Street, Earby
- 6 – Red Lion Street, Earby

LIST OF BACKGROUND PAPERS

Previous reports to Executive:

- 14th December 2011 – Bunkers Hill
- 20th June 2013 – Disposal of Sites
- 25th March 2014 – Update Report
- 23rd October 2014 – Disposal of Sites
- 28th May 2015 – Clitheroe Road
- 20th August 2015 – Disposal of sites for Housing
- 10th December 2015 - White Grove Garage Site and Land at Tyseley Grove

PROGRESS WITH SITES AGREED FOR DISPOSAL

Site	Town	No. of houses (approx)	Progress
Clitheroe Road	Brierfield	46	Former HMR clearance site to be developed by PEARL2. Fencing of the site has begun ready for development to begin when the funding agreement is signed with the Homes and Communities Agency for the Builders Finance Fund
Further Clough Head	Nelson	180-200	A planning application is being put together following public consultation. The method of disposal of the site is still to be agreed.
Bamford St/Tweed St	Nelson	6	The site is being disposed of for self-build (part of the Right to Build Vanguard). Planning permission has been granted and a marketing strategy is being agreed to encourage prospective self-builders
Cooper St	Nelson	8	Former HMR site. Liberata are drawing up a planning application. The site is to be disposed of on the open market with outline planning permission
Bunkers Hill (Ph2)	Colne	17	It is intended that the site will be developed by PEARL2 but due to problems with viability and resources is not being progressed as a priority site
Bright St	Colne	14	We are trying to develop a viable scheme between PEARL2 and Together Housing.
Great House Farm, Red Lane	Colne	15	A previous planning application was withdrawn as requested by members. We are looking again at the best options for site disposal
White Grove Garage Site	Colne	9	Executive have previously agreed the disposal of the site to Cawder Construction subject to a back-to-back agreement being in place with Housing Pendle. Negotiations are underway over the land value.
Briercliffe Ave	Colne	3	Executive have previously agreed the disposal of the site to Cawder Construction subject to a back-to-back agreement being in place with Housing Pendle. Negotiations are underway over the land value.
Hartleys Terrace	Colne	9	Liberata are drawing up a planning application. The site is to be disposed of on the open market with outline planning permission
Tyseley Grove	Brierfield	4	Liberata will be marketing the site without planning permission
Sites not currently being progressed due to lack of viability			
Trent Road	Nelson		
Mansfield Crescent	Brierfield		
Hawley St/Knotts Lane	Colne		
Bold Street/Colne Lane	Colne		
Thomas St Car Park	Colne		