

**REPORT FROM:** HOUSING, HEALTH AND ECONOMIC DEVELOPMENT  
SERVICES MANAGER

**TO:** BRIERFIELD AND REEDLEY COMMITTEE

**DATE:** 2<sup>nd</sup> AUGUST, 2016

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## **DISPOSAL OF LAND AT HALIFAX ROAD, BRIERFIELD - HOUSING**

### **PURPOSE OF REPORT**

To propose that the Council's land at Halifax Road, Brierfield is declared surplus for residential development

### **RECOMMENDATION**

That this committee recommends that the Executive declare the land surplus for disposal.

### **REASON FOR RECOMMENDATION**

To achieve a capital receipt, to end future maintenance liabilities and to provide new homes.

### **ISSUE**

The site in question (see land identified in black on the attached plan) is a vacant and unmaintained brownfield site formerly used as a nursery.

In order to stimulate housing growth in the Borough the Council is pursuing a policy of disposing of surplus sites for housing development, where it is considered to be an appropriate use for the sites. There are a number of benefits to the Council of disposing of such surplus sites:

- supports economic growth by providing a range of house types and tenures to meet the needs and aspirations of people in Pendle
- helps deliver the Council's Core Strategy target of 298 (net) new homes per year
- increases the Council Tax base / Income
- increases the level of New Homes Bonus brought into Pendle
- support the delivery of a future capital programme including bringing forward the development of brownfield sites
- reduces costs of maintenance liabilities

Area Committees and the Executive have previously agreed to the disposal of a number of smaller sites for housing.

1. It has become apparent that larger sites 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 priorities such as tackling brownfield sites and dealing with poor quality existing housing stock.
2. It is proposed that Halifax Road, Brierfield is declared surplus and brought forward for housing development.
3. The site adjoins land owned by Lancashire County Council and they are discussing with the Council the possibility of bringing forward both sites together.
4. The Executive has agreed to consult with this Area Committee regarding the site and any comments will be reported back to Executive.

## **IMPLICATIONS**

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

**Financial:** Capital receipt will be received

**Legal:** None directly arising from this report

**Risk Management:** Any liabilities arising from the site will be removed

**Health and Safety:** None directly arising from this report

**Sustainability:** Opportunity to provide sustainable housing for the future

**Community Safety:** None directly arising from this report

**Equality and Diversity:** None directly arising from this report

## **APPENDICES**

Plan - Halifax Road, Brierfield

## **LIST OF BACKGROUND PAPERS**

Report to Executive 30<sup>th</sup> June 2016