

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

**TO:** POLICY AND RESOURCES COMMITTEE

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## **DISPOSAL OF SITES FOR HOUSING**

### **PURPOSE OF REPORT**

To provide an update on progress with the housing sites that the Executive previously agreed for disposal. To provide an update on progress with establishment of a Developer Register. To propose further sites are considered for disposal for housing development.

### **RECOMMENDATIONS**

The Committee is asked to:

1. Note the progress on sites that have previously been agreed for disposal.
2. Note the progress with establishing the Developer Register and agree that the first site offered to the Register be Trent Road, Nelson.
3. Agree that the site at Mansfield Crescent, Brierfield be offered for Self-Build through the Self-Build Register.
4. Agree to consult with the appropriate Area Committee on the possible disposal of the sites listed in paragraph 11.
5. Agree to receive a further report following consultation with Area Committees.

### **REASONS FOR RECOMMENDATIONS**

1. To keep members informed of progress.
2. To support smaller local developers including self-builders.
3. To dispose of sites that can support the Council's growth objectives.

## ISSUE

### **Background**

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 supports the delivery of affordable housing
  - It supports small developers and self-builders through making suitable sites available
  - 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

### **Progress on Sites agreed for Disposal**

2. Since 2011 a number of sites have been agreed for disposal for housing development and the progress on these sites is set out in the table at Appendix 1. As a result of bringing forward these sites 73 houses have been completed, 45 of which are affordable and construction is underway on a further 35 houses and bungalows.
3. Disposal is progressing on a further 12 sites which it is estimated could accommodate over 400 properties (subject to detailed design and viability). There are also some small sites which we are now proposing for disposal through the Developer Register and for Self Build.

### **Progress on establishing a Developer Register**

4. On 15<sup>th</sup> March 2018 the Executive agreed the process and criteria for selection of developers to be on the Small Sites Developer Register. Since then Liberata Property Services have been putting together the documents and we have been updating our website to set up the electronic application process. It is anticipated that this will be completed to allow the Register to be advertised from early August.
5. Liberata feel that it would be best to just release one or two sites as the first batch to the Register. This will allow us to trial the process and gauge the appetite for the Register and the level of interest for different sizes/locations of sites. They are proposing Trent Road, Nelson which can accommodate an estimated 7 properties (this site has previously been declared surplus) along with two further sites at End Street and Dewhurst Street/Knotts Lane, Colne. These would need to be declared surplus (see below).

### **Sites for Self Build**

6. A report to the Committee on 24<sup>th</sup> May 2018 gave an update on the site at Bamford Street, Nelson that is being disposed of for Self Build under the Right to Build pilot scheme. As this site has proved popular it is now proposed to offer further sites to people who are registered on the Self Build register.
7. The site at Mansfield Crescent, Brierfield, which has previously been declared surplus, could accommodate two individual houses or one large one. At the Bamford Street site it

was agreed that a drainage scheme should be installed by the Council due to the number of plots involved. For this site it is proposed to market the site without providing any services. The site is in an area of existing housing and adjoins an adopted highway so it is not anticipated that there would be any problems in a purchaser being able to install services to the plot.

8. It is also proposed that Wickworth Street, Nelson, that could accommodate one detached or two semi-detached houses be considered for Self Build. This site has would need to be declared surplus.

### **Bringing forward further sites**

9. Progress is being made on the majority of the sites previously declared surplus. Liberata have identified a number of further sites that are non-operational and could be considered for disposal for development. These are being looked at individually and further reports will be brought to future Committee meetings at an appropriate time
10. At this stage it is recommended that three of these sites be considered for disposal and be offered to the Developer Register and for Self Build. This will support these initiatives and enable further capital receipts to be generated that could be used for reinvestment.
11. It is proposed that the sites below are considered for disposal for housing development (Plans of each site attached in the Appendices).

| Site                      | Town   | No. of properties (estimated) |
|---------------------------|--------|-------------------------------|
| End Street                | Colne  | 3                             |
| Dewhurst St / Knotts Lane | Colne  | 3                             |
| Wickworth Street          | Nelson | 2                             |

12. Subject to the agreement of this Committee to consult, reports will be taken to the relevant Area Committees and their comments reported back to this Committee for a decision to be made.

## **IMPLICATIONS**

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

**Financial:** Disposal of sites will generate capital receipts that can be re-invested within the borough. Additional housing units will also generate revenue income through Governments New Homes Bonus (NHB) incentivisation scheme. The value of the sites included in this report cannot be accurately quantified as this time.

**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 – End Street, Colne
- 3 – Dewhurst Street/Knotts Lane, Colne
- 4 – Wickworth Street, Nelson

## **LIST OF BACKGROUND PAPERS**

Previous reports to Executive in relation to Disposal of Sites:

- 14<sup>th</sup> December 2011 – Bunkers Hill
- 20<sup>th</sup> June 2013 – Disposal of Sites
- 25<sup>th</sup> March 2014 – Update Report
- 23<sup>rd</sup> October 2014 – Disposal of Sites
- 28<sup>th</sup> May 2015 – Clitheroe Road
- 20<sup>th</sup> August 2015 – Disposal of sites for Housing
- 10<sup>th</sup> December 2015 - White Grove Garage Site and Land at Tyseley Grove
- 30<sup>th</sup> June 2016 – Disposal of Sites for Housing
- 24<sup>th</sup> August 2017 – Disposal of Sites for Housing

## PROGRESS WITH SITES AGREED FOR DISPOSAL

| SITE   | TOWN       | POTENTIAL NO. OF HOUSES | PROGRESS  |
|--|------------|-------------------------|---|
| <b>Development Completed</b>                   |            |                         |   |
| Lob Lane Mill (Quaker Heights)                 | Brierfield | 38                      | Site developed by PEARL2 for a mixture of open market and affordable housing. All the properties are now sold   |
| Holden Road                                    | Brierfield | 12                      | Site developed by PEARL2 for a mixture of open market and affordable housing. All the properties are now sold   |
| Bunkers Hill (Ph1)                             | Colne      | 8                       | Site developed by PEARL2 for Together Housing to provide affordable housing   |
| White Grove Garage Site                        | Colne      | 12                      | Site developed by Together Housing for affordable housing   |
| Briercliffe Ave                                | Colne      | 3                       | Site developed by Together Housing for affordable housing   |
| <b>Disposal Completed/Development Underway</b> |            |                         |   |
| Clitheroe Road                                 | Brierfield | 35                      | The sites is being developed by PEARL2 for houses and bungalows with the sales launch planned for August  |
| Cooper St                                      | Nelson     | 2                       | The site was sold subject to planning permission. This has now been obtained and the site transferred but no development has started.   |
| <b>Disposal Progressing</b>                    |            |                         |   |
| Further Clough Head                            | Nelson     | 200                     | Planning permission has been granted. We were in negotiation with the Homes and Communities Agency for them to acquire and develop the site but due to changes in their programmes this is no longer being progressed. The site will be put on the open market shortly. |
| Bamford St/Tweed St                            | Nelson     | 5                       | The site is being disposed of for self-build (part of the Right to Build Vanguard). Offers have been accepted on all five plots and a drainage scheme is now being finalised for the site before the sales can complete.  |
| Bankhouse Road                                 | Nelson     | 30                      | This is an ex HMR site and we are in the process of acquiring the final property. Bradley Community Land Trust are looking to acquire part of the site to provide 4 houses.   |
| Bright St                                      | Colne      | 10                      | P&R Committee agreed on 24th May 2018 to dispose of the site through a negotiated procedure for supported housing. Negotiations are underway.   |

|   |            |    |  |
|---|------------|----|--|
| Great House Farm, Red Lane  | Colne      | 12 | Completion of the sale is due to take place in July.   |
| Hartleys Terrace  | Colne      | 9  | An offer was accepted but was later withdrawn. The site was re-marketed but no bids were submitted. This is a difficult site due to previous mining activity and we are reviewing how best to take it forward.   |
| Hawley St/Knotts Lane   | Colne      | 3  | Disposal agreed to Together Housing under a negotiated procedure for affordable housing. Together Housing are still appraising the scheme before submitting an offer. A planning application has been submitted. |
| Bold Street/Colne Lane  | Colne      | 15 | Disposal agreed to Together Housing under a negotiated procedure for affordable housing. Together Housing are still appraising the scheme before submitting an offer. A planning application has been submitted. |
| Leach Street  | Colne      | 16 | Being considered by the new Joint Venture PEARL Together   |
| Harrison Drive  | Colne      | 84 | Being considered by the new Joint Venture PEARL Together   |
| Thomas St Car Park  | Colne      |    | Approval in principle given by the Executive for the site to be disposed of for car parking to support the occupation of the adjoining works premises  |
| Halifax Road  | Brierfield | 40 | A planning application will be submitted shortly. Lancashire County Council, who own adjoining land, are still considering how they wish to bring that forward for development                                   |
| Bailey Street   | Earby      | 8  | Being considered by the new Joint Venture PEARL Together   |
| Aspen Grove   | Earby      | 20 | Marketing strategy to be decided   |
|   |            |    |  |
| <b>Small Sites (upto 10 units) being considered for the Developer Register/Self Build</b> |            |    |  |
| Trent Road  | Nelson     | 7  | Proposed for the Developer Register  |
| Mansfield Crescent  | Brierfield | 2  | Proposed for Self Build  |
| Bunkers Hill (Ph2)  | Colne      |    | On hold due to a range of abnormalities on the site  |