

REPORT FROM: Housing, Health & Economic Development Services
Manager

TO: Nelson Committee

DATE: 3rd September 2018

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Land at Wickworth Street, Nelson

PURPOSE OF REPORT

To seek approval from Nelson Committee on the recommendation that land at Wickworth Street, Nelson is declared surplus to enable disposal for housing development.

RECOMMENDATIONS

- (1) That Nelson Committee recommend that land at Wickworth Street is declared surplus to requirements by Policy and Resources Committee
- (2) That the loss of open space is advertised to facilitate the disposal
- (3) That the land be marketed for disposal under the Self build scheme

REASONS FOR RECOMMENDATIONS

- (1) In order that the land can be disposed
- (2) To comply with the public open space requirements of section 123 of the Local Government Act 1972 (as amended)
- (3) To dispose of sites that can support the Council's growth objectives and the Self Build scheme

ISSUE

Background

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

A report to the Policy & Resources Committee on 24th July 2018 gave an update on the Self Build site at Bamford Street, Nelson and the Committee gave approval to market land at Mansfield Crescent, Brierfield to the Self Build register.

As Self Build has proved popular, it is now proposed to again publicise the Self Build scheme to ensure that anyone wishing to register has done so, and offer further sites to people who are registered on the Self Build register.

Land at Wickworth Street

Land adjacent to 50 Wickworth Street is currently let by the Council on a garden tenancy, which can be terminated on one month's notice. The land has been identified as a potential residential development site, which could accommodate one detached or two semi-detached houses.

It is proposed that the tenancy is terminated in order that the land can be marketed as a Self Build site.

IMPLICATIONS

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

Financial: Disposal of sites will generate capital receipts.

Legal: The land will have to be advertised as outlined in the report in accordance with Section 123. Any objections received have to be considered by the Executive.

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 - Wickworth Street, Nelson

LIST OF BACKGROUND PAPERS

24th July 2018 – Policy and Resources Committee – Disposal of sites for housing

Appendix 1 – Land at Wickworth Street, Nelson (not to scale)



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|--|-----------------------------|---|
| Description LAND ADJ. NO. 50 WICKWORTH STREET, NELSON AREA EDGED RED APPROX. 0.16 ha. | |  Property Services No. 1 Market Street, Nelson BB9 7LJ Tel: 01282 878787 Fax: 01282 878993 |
| Scale 1:1250 | Drawing No. NE/DR | |
| Drawn By L.G. | Date MAY, 2018 | |