

REPORT FROM: Housing, Health & Economic Development Services
Manager

TO: Colne and District Committee

DATE: 6th September 2018

Report Author: Jen Rawsthorne
Tel. No: 01282 878934
E-mail: Jennifer.rawsthorne@liberata.com

Land at End Street, Colne

PURPOSE OF REPORT

To seek approval from Colne and District Committee on the recommendation that land at End Street, Colne is declared surplus to enable disposal for housing development.

RECOMMENDATIONS

- (1) That Colne and District Committee recommend that land at End 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 to the Developer Register

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 Developer Register 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
- Reducing maintenance liability for the Council

A report to the Policy & Resources Committee on 24th July 2018 gave an update on progress in establishing the Small Sites Developer Register and the Committee gave approval to market land at Trent Road, Nelson to the Register.

Land at End Street

Land at End Street is currently an open grassed area, maintained by the Council. The land has been identified as a potential residential development site, which could accommodate three houses.

It is proposed that the land is marketed to the Developer Register.

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

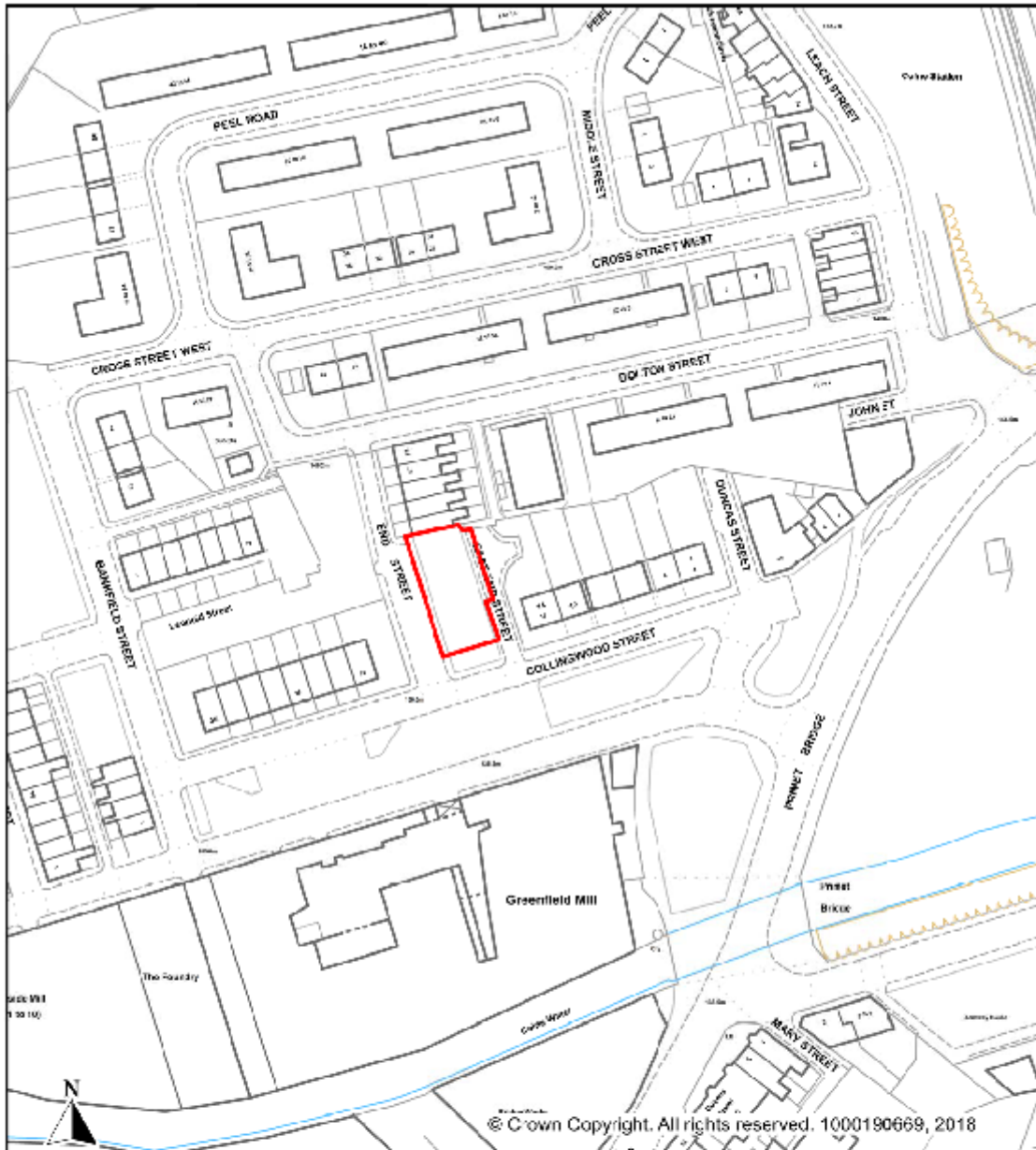
APPENDICES


1 - End Street, Colne

LIST OF BACKGROUND PAPERS

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

Appendix 1 – Land at End Street, Colne (not to scale)



Description LAND AT END STREET, COLNE AREA EDGED RED APPROX. 0.04ha.		 Property Services No. 1 Market Street, Nelson BB9 7LJ Tel: 01282 878787 Fax: 01282 878993
Scale	Drawing No.	
1:1250	CO/DR1	
Drawn By	Date	CAD Reference
L.G.	MAY, 2018	