

CABINET – 13 APRIL 2006

DISPOSAL OF HRA LAND: WESLEY ROAD, KINGS WORTHY, NEAR WINCHESTER

REPORT OF DIRECTOR OF COMMUNITIES

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RECENT REFERENCES:

CAB 1199 - Disposal of HRA Land Wesley Road, Kings Worthy - 7 February 2006

EXECUTIVE SUMMARY:

This report advises members of an objection received following the advert regarding the disposal of the open space land at Wesley Road, Kings Worthy. At the Cabinet meeting held on 7 February 2006, Members were advised of the development potential of this land and the proposal to provide 10 affordable homes. It was recommended that if any public objections were raised, the matter would be brought back to Cabinet for determination.

At the Principal Scrutiny Committee held 13 February 2006, Members decided that the matter should not be called in.

There is an exempt Appendix (attached for Cabinet Members only) which considers the financial issues arising from the disposal.

RECOMMENDATIONS:

That, the disposal of the area of land at Wesley Road, Kings Worthy, to Hyde Housing Association Ltd at a nominal consideration be approved, subject to terms and conditions to be agreed by the Chief Estates Officer and taking account of the requirements of General Consent A (Disposal of Land to Registered Social Landlords) 2005 under Section 25 of the Local Government Act 1988.

CABINET – 13 APRIL 2006DISPOSAL OF HRA LAND: WESLEY ROAD, KINGS WORTHY, NEAR WINCHESTERREPORT OF DIRECTOR OF COMMUNITIESDETAIL:1 Background

- 1.1 In February 2006, a report was presented at Cabinet which considered the disposal of HRA land at Wesley Road, Kings Worthy (CAB1199, 7 February 2006 refers). The report and the relevant minute extract are attached as Appendix 2, with exempt information contained as Appendix 3. In the interests of economy, these Appendices are attached for Cabinet Members only.
- 1.2 It was recommended that the statutory notices under S123 Local Government Act 1972 regarding the proposed disposal of the amenity land be published. Should any public objections be raised, the matter would be brought back to Cabinet for determination.
- 1.3 The consultation period has finished and one public objection has been received. Please see attached (Appendix 1).

2 Representations

- 2.1 The Objector raises the following issues:
- Traffic
  - Other development in the area
  - The design of new properties.
- 2.2 It is not considered that this objection should change Cabinet's original decision because:
- (i) The issues raised would have been considered during the planning process.
  - (ii) Planning Permission was granted by way of a Committee decision by the Planning Development Control Committee on 1 December 2005.
  - (iii) There is no specific reference to the loss of open space and the effects of its disposal in the objector's letter.
  - (iv) The entire scheme is to be affordable housing and the proposed mix of units reflects both local need and the need identified in the Housing Needs Survey 2002.
  - (v) The proposed density of the scheme is 50 dwellings per hectare which is in line with the recommendations of PPG3 and reflects the character of development in the vicinity of the area.

OTHER CONSIDERATIONS:3 CORPORATE STRATEGY (RELEVANCE TO):

- 3.1 To provide affordable homes in safe and pleasant environments for all sectors of our community. Make best use of Council owned land and use our planning policies to secure sufficient land and funding to provide, in partnership, a full range of high quality homes for rental or ownership to meet the needs of our residents.

4 RESOURCE IMPLICATIONS:

- 4.1 As set out in Exempt Appendix

BACKGROUND DOCUMENTS:APPENDICES:

- 1 Letter of objection
- 2 Previous Cabinet Report CAB1199 and relevant minute extract (attached for Cabinet Members only)
- 3 Exempt appendix from CAB1199 (attached for Cabinet Members only)