

Report of Head of Strategy and Investment

Report to Chief Officer Property and Contracts

Date: July 2014

Subject: Request to declare land adjacent to 32 Hillcrest surplus to departmental requirements

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): Garforth and Swillington	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Summary of main issues

1. The land adjacent to 32 Hill Crest (highlighted on the attached plan) is vested with Environment and Housing and managed by Housing Leeds. The land is classed as a Greenfield site by planners due to it been previously un-built upon. Planning has confirmed it is unallocated in the Unitary Development Plan but felt at the time that it was classed as greenfield due to it previously never been developed. Following a recent Ward Member enquiry, a request has been made by City Development for Environment and Housing to consider the option to declare the land surplus to requirements so that it can be marketed on the open market as a possible residential development site.
2. The land underwent an option appraisal in the past along with the wider area (old garage site). At the time the best option was to sell for residential use but due to this area been classed as a greenfield site it would have gone against planning policy at the time. The planning policy has since changed.
3. The land in question has no operational use for the department.

Recommendations

4. It is recommended that the Chief Officer of Property and Contracts declare the land (highlighted on the attached plan) surplus to the Department of Environment and Housing operational requirements for the purpose of selling on the open market as residential development land.

1 Purpose of this report

- 1.1 To seek approval to dispose of the land adjacent to 32 Hill Crest with a view to sell on the open market for residential development.

2 Background information

- 2.1 The land adjacent to 32 Hill Crest is a Greenfield site presently laid to grass and is unallocated in the Unitary Development Plan. A request has been made to declare the land surplus to requirements so that it can be marketed on the open market.
- 2.2 The site measures approximately 0.14 acres (0.06 hectares).
- 2.3 The site was previously considered for disposal in conjunction with the adjoining former garage site for residential purposes. The adjoining garage site was sold back in 2006 to a residential developer but at the time of the sale the subject site was considered a green field site by planning due to it never been developed in the past and as a result Planning Policy dictated it was not suitable for disposal.
- 2.4 Following changes to Planning policy it has now been proposed that the site can be sold. The site would be sold on the open market and it is recommended that residential use would be most appropriate. City Development has confirmed it would be their intention to market the site without Planning consent and they would expect offers to be made conditional on the receipt of Planning for housing.
- 2.5 Internal consultations were conducted on 27th March 2014 with the following comments:
- Land would support the construction of a pair of semi-detached or two detached houses. Any construction to be in keeping with the area and usual highways sightline policies.
 - Current footpath although not a definitive right of way should be retained in its original line as much as possible.

3 Main issues

- 3.1 The land adjacent to 32 Hill Crest is a Greenfield site presently laid to grass and is unallocated in the Unitary Development Plan. A request has been made to declare the land surplus to requirements so that it can be marketed on the open market. The land is considered to have no operational use for the department and therefore the best option would be to dispose of the land on the open market for residential purposes.

4 Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 Local Ward members and Area management have been consulted.

4.2 Equality and Diversity / Cohesion and Integration

- 4.2.1 An equality, diversity cohesion and integration screening exercise have been carried out. This has affirmed that equality, diversity, cohesion and integration considerations have been effectively considered in relation to this proposal and that a full impact assessment was not required.

4.3 Council policies and City Priorities

- 4.3.1 The proposal to sell the land would generate a capital receipt for the Council and alleviate any future maintenance responsibility.
- 4.3.2 The land will be sold on the open market for the purpose of residential development. This will help with the city priority of maximising regeneration and increase the number of new houses been built in the city.

4.4 Resources and value for money

- 4.4.1 The sale of the land would alleviate the Council from any potential future maintenance liability and provide the Council with a capital receipt.

4.5 Legal Implications, Access to Information and Call In

- 4.5.1 This report is not eligible for Call in and there are no known legal implications.

4.6 Risk Management

- 4.6.1 The council will remain responsible for the maintenance of the area if the proposed sale is not agreed.

5 Conclusions

- 5.1 The Department of Environment and Housing has no operational use for the land adjacent to 32 Hill Crest (highlighted on the attached plan). Following internal consultation where no issues with the proposal to dispose of the land were raised, it is concluded that the best option would be to sell the land on the open market for use as residential development land.
- 5.2 The proposed sale of this land would create a capital receipt.

6 Recommendations

- 6.1 It is recommended that the Chief Officer of Property and Contracts declare the land (highlighted on the attached plan) surplus to the Department of Environment and Housing operational requirements for the purpose of selling on the open market as residential development land.

7 Background documents¹

¹ The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.

7.1 Plan identifying land adjacent to 32 Hillcrest.