

CABINET MEMBER FOR HOUSING, STRATEGIC ASSETS AND ASSET TRANSFER Cllr Phil Alford

HOUSING AND COMMERCIAL

OFFICER CONTACT: Mike Dawson, Head of Estates & Development; 01225 713250, mike.dawson@wiltshire.gov.uk

REFERENCE:

HSAAT-01-22: DISPOSAL OF OPEN SPACE AT WESTWOOD ROAD/LEYLANDS ROAD, RUDLOE

Purpose of Report

1. To consider:
 - a. the objectives of the original decision to dispose of land to GreenSquare (now GreenSquareAccord Limited) (GSA),
 - b. the objections received following advertisement of the potential disposals of open space under s123(2A) Local Government Act 1972
 - c. proposed mitigation to be put in place by the Council as landowner to address concerns raised by objectors
2. To determine whether the proposed disposal to GSA should continue.

Consultation

3. The consultation plan for this report includes the parish clerk of Box Parish Council, the local elected member for Rudloe and the Cabinet Member making the decision.
4. The Council have also written to those who submitted an objection to the disposal of open space, setting out the process for decision making, mitigation being recommended and setting out that the transaction is subject planning permission meaning they can participate in the planning process.
5. The proposed mitigation has been discussed with GreenSquareAccord.

Options Considered

Not to proceed with the disposal of land – this will result in the area not having the benefit of an increased number of affordable homes and the future of the community centre undecided. The Council and GSA have invested time and resources into the scheme and this would be lost through withdrawal. The option is not being considered as the disposal remains subject to enhanced conditions (in direct response to the objections received) and is subject to planning consent (allowing for engagement by the public through the planning process).

Reason for Decision

To realise the opportunity to deliver a net gain in affordable housing, to enable the regeneration of the area including the removal of energy inefficient housing stock and

to allow the statutory planning process to consider the scheme, including any objections lodged, based on the merits of the proposed regeneration.

INTENTION TO MAKE DECISION/DECISION MADE

Following consultation, I give notice that I have made the decision set out in the attached report.

This decision was published on 7 February 2022 and will come into force on 15 February 2022.

The following report and appendices are attached:

HSAAT-01-22 Report
Appendix 1 – Plan of open space owned by Wiltshire Council
Appendix 2 - Wiltshire Council land to be transferred to GreenSquareAccord
Appendix 3 - Objections received and proposed mitigation
Appendix 4 - GSA Statement
Appendix 5 - GreenSquareAccord consultation document Sept 2021
Appendix 6 - Valuation extract undertaken by Carter Jonas

The following supporting documents are available from the officer named above:

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Cllr Phil Alford
Cabinet Member for Housing, Strategic Assets and Asset Transfer

Date:.....