

CABINET MEMBER FOR WASTE, PROPERTY AND ENVIRONMENT – MR T STURGIS

DEPARTMENT OF RESOURCES

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REFERENCE: WPE-005-11

LAND AT BROOMCROFT ROAD, PEWSEY

Purpose of Report

To seek approval for the disposal of approx 0.2 ha (0.5 acres) of land at Broomcroft Road, Pewsey , the extent of which is shown hatched red on the plan attached at Appendix 1.

Background

Redcliffe Homes have been in the process of assembling land between Broomcroft Road and High St, Pewsey over the past few years to enable a comprehensive mixed use development of this area. They have now secured all the land required with the exception of a small site owned by the Council and have now applied for planning consent for a mixed use scheme which is expected to obtain planning consent shortly subject to the completion of a S106 agreement.

Main Considerations for the Council

1.Planning

A full planning application was submitted in this connection in October 2010 for a site of some 1.73 ha, as shown on the attached plan outlined in blue. The scheme comprises the following elements :

Demolition of existing buildings and erection of 51 dwellings, refurbishment of Heritage Centre/existing workshops, erection of new Community Hub building together with associated access, landscaping and paving works.

Discussions have been progressed with Andrew Guest, the Council's planning officer, and he has now advised that he will be making a recommendation to the Director of Planning to grant planning consent, subject to the completion of S106 Agreement to include the following :

- Affordable Housing – 14 units to be provided.
- Financial contribution of c £116,000 towards off-site play space areas and formal sports pitch within Pewsey
- Financial contribution of c£80,000 towards on-site open space and riverside walk maintenance, and transfer of ownership to Wiltshire Council.
- Works to existing Heritage Centre and transfer of ownership to Pewsey Parish Council. Essential refurbishment works to be carried out at the applicants expense and ownership subsequently transferred to Pewsey Parish Council.

2. Property

Redcliffe Homes are understood to own the majority of the application site and have approached Wiltshire Council to acquire a small, but crucial, part of the site in its ownership.

There have been longstanding discussions between both Kennett DC, Wiltshire Council, and Redcliffe Homes regarding the sale of this land. A valuation was obtained from Carter Jonas in November 2009 advising that the value of this land was as follows :

Value of land : £150,000

Ransom Value : £270,000

Total value of land : £420,000

An offer for the land was received from agents acting for Redcliffe Homes, for £500,000 and it has been confirmed that this offer still stands.

Environmental Impact of the Proposal

5. There is no significant environmental impact.

Equalities Impact of the Proposal

6. None.

Risk Assessment

7. As this proposal is for the disposal of a small area of land and the likely capital receipt is relatively small, the risks associated with the proposal are low.

Financial Implications

8. If this disposal proceeds, there will be a capital receipt in the region of £500,000.

Legal Implications

9. None.

Options Considered

10. To:

(i) Dispose of the land.

(ii) Retain the land for possible future use. However, due to the size, shape, and location of the land, it is unlikely that a suitable use will be found for Council purposes.

(iii)

Reasons for Proposal

11. To dispose of a small parcel of land which is of little use to the Council and obtain a capital receipt.

Proposal

12. That:

(i) Land adjoining Broomcroft Road, Pewsey, approximately as indicated hatched red on the plan (at **Appendix 1**) be disposed of to the adjoining owner on terms to be agreed by the Head of Strategic Property Services.

The following unpublished documents have been relied on in the preparation of this Report:

None.