

**10<sup>th</sup> September 2014**

**Housing & Health Committee**

**Hallsford Bridge**

**Report of:** *John Parling, Strategic Asset Manager*

**Wards Affected:** *Tipps Cross*

**This report is:** *Public*

**1. Executive Summary**

- 1.1 At the 17 July 2014 Asset & Enterprise Committee it was resolved “ That in principle the land should be transferred at an appropriate value and by a compliant mechanism to the Housing Revenue Account and to request that an appraisal be prepared and submitted to the next Housing and Health Committee to enable that Committee to make an in principle assessment as to whether affordable housing can be provided”
- 1.2 An architect has been engaged to determine the possible form of development and two potential schemes have been prepared (Appendix A & B)
- 1.3 Further investigations are required into the viability of the development and also the planning issues before a recommendation to the Committee can be concluded.
- 1.4 A further report will be presented to the next Committee which includes more accurate costings, further developed scheme designs, options on tenure and also procurement and potential development partners options

**2. Recommendation(s)**

- 2.1 **That the investigations into the possible development of the site for residential use are progressed and that a report is presented to the next Housing & Health Committee on 5 November 2014 with recommendations.**

### **3. Introduction and Background**

- 3.1 The subject land is of 1.11 acres, rectangular in shape and situated at the northern boundary of the borough adjacent to the Ongar Road (not A128) and the Hallsford Bridge Industrial Estate, in close proximity to the Springfields PNEU School.
- 3.2 The site had originally accommodated 8 semi detached residential properties known as Edwards Terrace, now demolished.
- 3.3 Site investigations have revealed the part of the site as formed of made ground at varying depths and there is evidence of Japanese Knotweed.

### **4. Issue, Options and Analysis of Options**

- 4.1 The Council's selling agents had advised the Council that offers in the region of £450,000 should be expected for employment use. The granting of planning permission for residential use would generate uplift in the value from an employment use. The level of uplift is unknown at the present time.
- 4.2 Members will be aware that affordable housing is supported by the Parish Council and also the Ward members.
- 4.3 A summary of the Retained 'Right to Buy' Receipts for 2013/14 was included in the Capital Programme 2014/15 – 2016/17 report to the 5<sup>th</sup> March Ordinary Council giving a total value of £1,475,680 of which £235,000 was required to be spent by 30<sup>th</sup> June 2016

### **5. Reasons for Recommendation**

- 5.1 There is a need for additional affordable housing in the Brentwood area, and this site which was previously used for housing may be a suitable site for such a need.

### **6. Consultation**

- 6.1 The site is allocated as Employment General (E1) in the existing development plan. Brentwood Replacement Local Plan (2005). This reflects changes that have occurred in the 35 years since residential properties were demolished. A planning application for residential use would be contrary to adopted Local Plan Policy. The site is also proposed to be allocated for employment uses in the emerging Local Development Plan (Local Plan 2015 – 2030 Preferred Options for Consultation, July

2013). This is to contribute to the employment need over the 15 year Plan period, which is prioritised in the National Planning Policy Framework (NPPF) alongside the requirements to meet housing needs.

- 6.2 Discussions will have to undertaken with Planning to determine whether there are grounds for the site to be reallocated for housing use rather than employment.
- 6.3 The Stondon Massey Parish Council have commented on the fact that the site had contained 6 Council houses and questioned the need for more industry instead of affordable housing. In addition thy shared their concerns that if additional industry was to be provided on the site there would be the inevitable increase in heavy goods traffic through the village.
- 6.4 In addition a Ward member has also indicated that that it would be preferable for “a residential development to replace the affordable houses that were demolished on the site.

## **7. References to Corporate Plan**

The key criteria for the disposal of the freehold to the site are linked directly to the Corporate Plan 2013-16, specifically:

- a) A Prosperous Borough.
- b) Set planning policy that supports discerning economic growth and sustainable development.
- c) Promote a mixed economic base across the Borough, maximizing opportunities in the town centers for retail and a balanced night-time economy.

## **8. Implications**

### **Financial Implications**

**Name & Title: Jo-Anne Ireland, Acting Chief Executive.**

**Tel & Email 01277 312712 / jo-anne.ireland@brentwood.gov.uk**

- 8.1 It was originally anticipated that this asset would generate a capital receipt in the region of £450,000 and this is the value which has been assumed in the financing of the Capital Programme. Any amount received below this value may impact on the Council’s ability to fund its Capital Programme without the need to borrow.
- 8.2 The purchase by the Housing Revenue Account will however, enable retained ‘Right to Buy’ receipts to be expended within their 3 year time frame.

**9. Legal Implications**

**Name & Title: Chris Potter, Monitoring Officer and Head of Support Services**

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None

**10. Other Implications**

(where significant) – i.e. Health and Safety, Asset Management, Equality and Diversity, Risk Management, Section 17 – Crime & Disorder, Sustainability, ICT.

10.1 A habitat survey has not raised any significant issues enabling the intrusive Geo-Environmental ground investigation to proceed. Apart from the made ground and Japanese Knotweed being present the investigations have not identified any other issues.

**11. Background Papers** (include their location and identify whether any are exempt or protected by copyright)

- a. 15 July 2014 – Asset & Enterprise Committee
- b. 27 September 2012 – Assets, Infrastructure and Localism Panel
- c. 5<sup>th</sup> March 2014 Ordinary Council
- d. Development Brief, Hallsford Bridge Industrial Estate

**12. Appendices to this report**

- Appendix A - Option 1 – Mixed Development
- Appendix B - Option 2 – Apartment Development

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