

**EXECUTIVE
COMMITTEE**

10th March 2015

LAND AT KINGHAM CLOSE / FAR MOOR LANE

Relevant Portfolio Holder	Councillor John Fisher
Portfolio Holder Consulted	Yes
Relevant Head of Service	Amanda de Warr, Head of Customer Access and Financial Support
Wards Affected	Winyates Ward
Ward Councillor Consulted	Yes
Key Decision	

1. SUMMARY OF PROPOSALS

- 1.1 This report seeks approval to declare land adjacent to Kingham Close / Far Moor Lane, Redditch surplus and available for disposal.

2. RECOMMENDATIONS

The Executive Committee is asked to RESOLVE

that the land adjacent to Kingham Close / Far Moor Lane, Redditch be declared surplus to Council requirements and disposed of at market value.

3. KEY ISSUES

Financial Implications

- 3.1 The sale of this land will generate a capital receipt to the General Fund. It is worth noting that there have been a number of changes to the use of capital receipts which may enable a proportion of the receipt received to be used for revenue purposes

Legal Implications

- 3.2 Although the Council may dispose of its land or property in any manner it wishes, the Council is required to dispose of any interest in land at Best Value in accordance with Section 123 of the Local Government Act 1972. To achieve this requirement it is normal for the Council to market the site for sale to achieve the highest capital receipt possible.

Service/Operational Implications

- 3.3 This site consists of three parcels of land as indicated below totalling an approximate area of 0.25 ha (see Site Plan - appendix 1). The separation of the site into these parcels is solely for the purpose of identifying the differing planning treatment afforded to each parcel.

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The site areas consist of:

Central parcel area: 0.19 ha
North West parcel area: 0.01 ha
East parcel Area: 0.05 ha

- 3.4 The land is allocated as a Community Related Asset with no claw back applicable upon disposal.
- 3.5 Under the emerging Local Plan 4 the Central parcel (no. IN83) of the land identified on the attached plan (Appendix 1) is allocated for employment development in order to meet the Strategic Employment requirements for the period 2011 - 2030. The North Western and Eastern parcels have no specific planning designation but development should be in keeping with surrounding uses.
- 3.6 The site is densely covered by vegetation and trees, as well as being the subject of a blanket Tree Preservation Order dating from circa 1966, however this only applies to those trees that existed at the time of the order being made. A site survey and review of the trees would need to be undertaken to establish those benefiting from protection.
- 3.7 The Planning Department have suggested that the tree line along Blacksoils Brook would need to be retained to preserve the residential amenity of the properties along the southern boundary of the site.

Customer / Equalities and Diversity Implications

- 3.8 None

4. RISK MANAGEMENT

- 4.1 Failure to achieve best value for the land is mitigated through the process for selling at market value.

5. APPENDICES

Appendix 1 – Site plan

6. BACKGROUND PAPERS

AUTHOR OF REPORT

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