

Committee: Cabinet

Agenda Item

Date: 26th October 2016

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Title: Station Road, Wendens Ambo

Portfolio Holder: Cllr Julie Redfern

Key decision: Yes

Summary

1. This report was presented to Housing Board on the 7th June 2016. The report provides details relating to the proposed sale of a development plot located at Station Road, Wendens Ambo, which has the benefit of Outline Planning Permission.
2. Housing Board made the recommendation to be taken forward to Cabinet that the site is sold on the open market by way of tender and/or sealed bids, with a guide price for offers as advised by the selling agent. The guide price will be set to maximise competitiveness and interest in the plot.

Recommendations

3. That the Cabinet ratifies the recommendation made by Housing Board on 7th June 2016.

Financial Implications

4. Financial implications are detailed in the report.

Background Papers

5. None

Impact

- 6.

Communication/Consultation	Parish Council
Community Safety	N/A
Equalities	N/A
Health and Safety	The development will be undertaken with full compliance to Health and Safety Regulations
Human Rights/Legal Implications	The Planning Application was subject to the statutory consultation period, and the application was heard and approved by

	UDC's Planning Committee
Sustainability	N/A
Ward-specific impacts	Wendens Ambo
Workforce/Workplace	Housing Development

Situation

7. The site at Station Road was identified following garden reductions undertaken on two Council tenancies relating to No.'s 2 and 4 Station Road, Wendens Ambo.
8. Outline Planning Permission was granted at Planning Committee on the 10th February 2016 for the construction of a single two bedroom bungalow, including associated external works and parking. Access and layout is approved with all other matters reserved. The site layout plan is attached to this report for information.
9. Development of this single plot for affordable Council housing would be expensive, and not financially viable. However, due to the location of the site, with its close proximity to Audley End Station, Saffron Walden and other amenities, it should attract a lot of interest as a development site for a private dwelling.
10. The sales proceeds from the sale of the site would be ring-fenced within the HRA for the development of further financially viable Council house development sites.
11. Members visited site on the 10th May 2016 to assess whether there are wider development opportunities for the area by incorporating the garage area to the rear of the existing dwellings.
12. Due to the number of rights of way across the garage area, in favour of the Right to Buy dwellings, it was agreed that further residential development of this site would be impractical.

Risk Analysis

Risk	Likelihood	Impact	Mitigating actions
Not achieving guide price, or above guide	1 Strong demand for housing in the locality	2 Accept a lower offer, or re-advertise to encourage greater competition/demand	Ensure site is widely advertised both in the press and on-line using the usual websites

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.