

**Committee: Cabinet**

**Agenda Item**

**Date: 25 May 2017**

**11**

**Title: Land at De Vigier Avenue, Saffron Walden**

**Portfolio Holder Cllr Howell**

Item for decision

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## Summary

- 1) This report seeks Cabinet approval for the disposal of a piece of land at De Vigier Avenue, Saffron Walden.

## Recommendations

- 2) The Cabinet is recommended to approve the disposal of the piece of land known as Asset No.24 – Land at De Vigier Avenue, Saffron Walden
- 3) Authority is delegated to the Director of Finance and Corporate Services to agree the terms of the sale.

## Financial Implications

- 4) This will provide a capital receipt.

## Background Papers

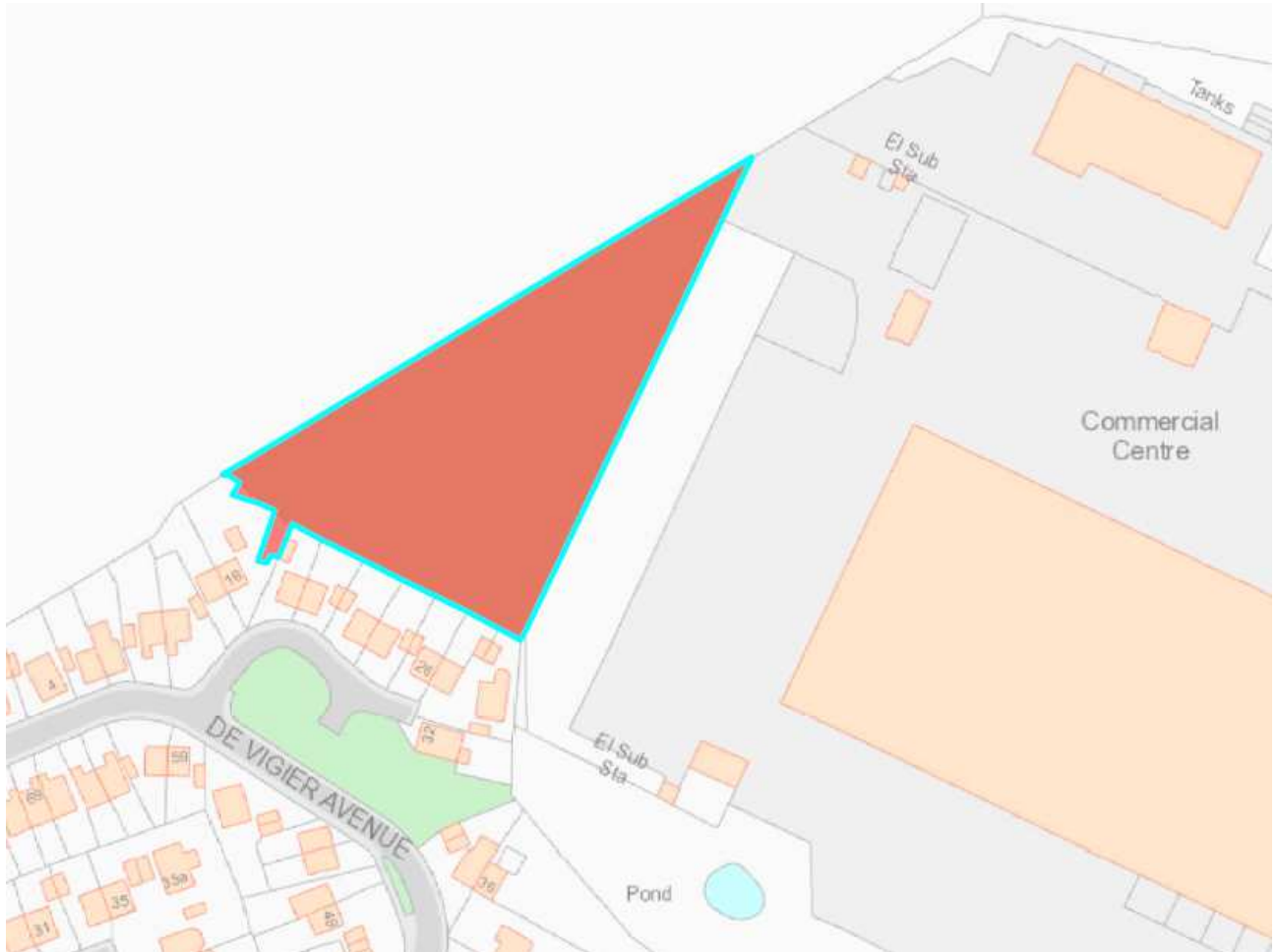
- 5) None

## Impact

|                                 |  |
|---------------------------------|--|
| Communication/Consultation      | Ward Members, Saffron Walden Town Council and the adjoining residents have been notified of the option for disposal. Meetings with the residents have been held by the Leader. |
| Community Safety                | No specific implications   |
| Equalities                      | None   |
| Health and Safety               | No specific implications   |
| Human Rights/Legal Implications | No specific implications   |
| Sustainability                  | No specific implications   |
| Ward-specific impacts           | Saffron Walden Castle  |
| Workforce/Workplace             | None   |

## Background

- 6) The Council owns a piece of land, shown red below, at the end of De Vigier Avenue in Saffron Walden and adjacent to the former Ridgeons building supplies site.
- 7) The land is held by the General Fund not the Housing Revenue Account.



- 8) Prior to the approved development of the former Ridgeons site the UDC land was, bar right of way access over neighbouring driveways, landlocked. The approved development of the Ridgeons site has given the council an opportunity to consider the future of this land and the potential for it to be sold and incorporated into the adjoining mixed use development site, which is delivering new homes, space for businesses and open space.
- 9) Various ecological and topographical surveys have been undertaken and confirmed that the land is suitable for sale as housing land.
- 10) On 12 May the Leader and a senior officer met with a number of the residents whose homes adjoin the land. Agreement was reached that part of the existing treeline would be retained as screening and that, at the appropriate time, this piece of land would transfer from the ownership of the developer to an agreed third party. An approach would be made to the Town Council.

## Risk Analysis

| Risk  | Likelihood                                    | Impact  | Mitigating actions  |
|---|---|---|---|
| The third party do not agree to take on the residual screening land | 1 – Discussions have been held with the Mayor | 2 – Ownership would remain with the developer | Discussions with the residents and Town Council will continue about the most appropriate party or parties to take on ownership of bank behind residents' homes. |

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.