

Public Document Pack

JOHN WARD

Head of Finance and Governance Services

Contact: Philip Coleman, Member Services Manager
Tel: 01243 534655 Email: pcoleman@chichester.gov.uk

East Pallant House
1 East Pallant
Chichester
West Sussex
PO19 1TY
Tel: 01243 785166
www.chichester.gov.uk



A meeting of **Cabinet** will be held in Committee Room 1 - East Pallant House on **Tuesday 7 July 2015 at 9.30 am**

MEMBERS: Mr A Dignum (Chairman), Mrs E Lintill (Vice-Chairman), Mr R Barrow, Mr B Finch, Mrs P Hardwick, Mrs G Keegan and Mrs S Taylor

SUPPLEMENT 2 TO AGENDA

- 20 **Development of Amenity Sites owned by Hyde** (Pages 1 - 5)
A revised set of recommendations and a revised Appendix 1 are attached for consideration.

Chichester District Council

CABINET

7 July 2015

Development of Amenity Sites owned by Hyde

Amendments to report

Recommendation 2.1

Add “unless there are significant objections from the ward member or parish council.”

Recommendation 2.2

Add “following the grant of planning permission for the consented proposal”.

Clause 5.2

Change the second sentence to “Such consents will be subject to Hyde entering into a nomination agreement with the Council, which will ensure that the Council has nomination rights to all lettings in perpetuity “.

Clause 5.3

Add “following the grant of planning permission for the consented proposal”.

Clause 6.4

Add “Should Hyde wish to dispose of the developed sites at a later date the LSVT clawback provision and the 2011 Agreement relating to the Designated Reserve Account will apply”.

Appendix 1

Amenity Land Protocol July 2015

1 Background

The Housing Strategy recognises the high demand for affordable housing throughout the district. Priority one focuses on “maximising the supply of local homes to meet the needs of local people”. A key action within this priority is “to boost affordable housing delivery where opportunities arise by utilising council funds to lever investment”. The expected outcome is “Delivery of an additional 150 affordable homes, through utilisation of registered provider assets, council funds to lever in investment and any alternative policy compliant delivery mechanism”. Capital funding has been allocated to enable the delivery of additional affordable housing, however, registered provider partners have advised that the most critical issue in the delivery of additional affordable housing is the difficulty of obtaining land at a viable price when competing with private developers in a competitive market.

Priority Two deals with “making the most effective use of existing stock whilst maintaining sustainable communities. The housing enabling team are now working closely with Hyde (the owner of previously Council owned stock and the majority of affordable housing in the district), to identify underutilised land and assets which could be used to provide more suitable housing or additional housing to meet current needs. This may include modernisation or redevelopment of out-dated unpopular stock, the development of dilapidated and under used garage sites. It may also include the development of a number of much needed bungalows to encourage older residents to downsize within their locality and release family accommodation.

In appropriate circumstances, the use of amenity land can effectively enable the development of additional social housing in sustainable locations. Before this can be done, the council’s consent is needed under the terms of the Large Scale Stock Transfer Agreement. This cannot be unreasonably withheld for the development of social housing.

This protocol sets out the issues that should be considered and deemed as acceptable before in-principle support, under delegated authority, will be given to proceed to the planning process. If significant objections are received in regard to a particular site and Hyde still wish to pursue the proposal, a report will be submitted to Cabinet in respect of that site.

2 Existing Use

The areas to be considered are under-used plots of amenity land with no formal leisure use and potential to contribute to meeting local housing needs.

3 Objectives to be considered in giving consent to use amenity land for development of affordable housing

(i) Meeting local needs

There is extensive need for affordable housing throughout the district. The national park and AONBs restricts development on greenfield sites. Developing small sites, already in the ownership of Hyde, is a cost effective way to provide new units of social housing in a sustainable location.

(ii) Creating a better environment

Unused plots, such as those behind road frontages or around garages can attract anti-social behaviour and may have security issues for the houses backing on to them. New development should result in a safe, attractive and self-policing environment.

4 Protocol Guidelines

The following points must be considered as acceptable before consent is given:

4.1 Housing Need

- Is there housing need in the parish?
- A nominations agreement will be entered into by Hyde giving CDC100% nominations in perpetuity.

4.2 Site size and shape

- Is the proposed scheme of the right size and mix of units to meet need?
- Is the layout acceptable?

4.3 Parking requirements

- Will adequate on-site parking be provided for the new units?
- If there is any unauthorised parking has a parking survey shown there are adequate spaces for on-street parking? Where the land is currently used informally for parking, a parking survey must be undertaken by Hyde. This must include visits mid-week and weekend, and include visits in the early morning or late night once people are likely to be at home. This can also be used to identify management issues such as abandoned cars and grass verges which could be subject to improvement works.
- The parking survey is to be made available to the parish council and local member.

4.4 Open Space Requirement

- Has Leisure and Wellbeing been consulted and are they satisfied with the proposals, particularly regarding open space requirements?

4.5 Community Safety Requirement

- Has Community Safety been consulted and are they satisfied with the proposals or do they have any further information to consider?

4.6 Consultation with Parish Council, Ward Councillors & Local Residents

Hyde must:

- Invite comments from parish councils and local district councillors and meet with them to discuss the proposals if required
- Consult with local residents likely to be affected by the proposed schemes.
- In particular, as required explicitly by the LSVT, those who live next to the site must be informed by letter of the proposals and have the opportunity to make their views known within a reasonable specified period.
- A consultation statement setting out all objections is to be made available by Hyde to the cabinet member, the local member and the parish council to inform their views.

4.7 Planning Policy

- Any comments or objections?

4.8 Valuation and Estates

- Any comments or Objections?

5 Progression of Schemes

All requests will be assessed against the above criteria and summarised in a checklist. Those schemes which meet all requirements will be submitted for approval by the Head of Housing and Environmental Services, in consultation with the Cabinet Member for Housing and Planning.

Hyde Amenity Site Development

Check List & Recommendation

Site Address & Parish	Comments	Suitability
Housing Need (Register, housing need surveys)		
Site, size & layout (Is layout acceptable and does it meet housing need in terms of size, mix, nos & tenure?)		
Parking Requirements (Can any displaced parking be accommodated elsewhere?)		
Open space Requirement (Any comments/requirements by Sports & Leisure Development team?)		
Community Safety (Any comments/requirements by Community Safety team?)		
Consultation with parish, ward councillor & local residents (Has consultation been carried out? Any significant objections?)		

The criteria set out in the Amenity Site Development Protocol have been met. It is recommended that the Council's in principle support is given to the proposed development of this site for social housing.

Housing Enabling

Date

There is no planning policy objection to the proposed redevelopment of this site for social housing.

Planning Policy

Date

There is no Estates objection to the proposed redevelopment of this site for social housing.

Estates

Date