
Report to:	Cabinet	Date of Meeting:	3 July 2015
Subject:	Council Owned Sites identified for Housing Development in the Local Plan	Wards Affected:	Meols, Norwood, Kew, Birkdale, Ainsdale, Harrington, Ravenmeols, Manor, St Oswald, Linacre, Derby, Litherland
Report of:	Director of Built Environment		
Is this a Key Decision?	Yes	Is it included in the Forward Plan?	Yes
Exempt/Confidential	No		

Purpose/Summary

A number of Council owned sites are identified for housing development in the draft Local Plan. Some of these sites are within the existing urban area, although others currently have a restrictive planning designation such as Green Belt or Urban Greenspace. The draft Local Plan proposes to change the designation of these sites to become 'housing allocations' where new residential development will be promoted.

This report is seeking a Cabinet resolution to progress the disposal of these sites for housing development after the Local Plan is adopted. The Planning Inspector examining the Local Plan later this year will expect there to be a formal commitment to develop Council-owned sites that are proposed to be allocated for development. This is to show the sites are genuinely available for development.

Some of the sites contain playing fields and a current playing pitch study is assessing the Borough's future need for playing pitches.

At the time of disposal, all sites would be subject to the Council's asset disposal policy and all other associated considerations.

Recommendation

That, subject to the playing fields contained within some of the sites not being needed following the completion of the Playing Pitch Strategy, approval be given to the disposal of the sites identified in Table 1, in Paragraph 1.6 of the report for housing development within the specified timeframe.

How does the decision contribute to the Council’s Corporate Objectives?

<u>Corporate Objective</u>		<u>Positive Impact</u>	<u>Neutral Impact</u>	<u>Negative Impact</u>
1	Creating a Learning Community		✓	
2	Jobs and Prosperity	✓		
3	Environmental Sustainability	✓		
4	Health and Well-Being		✓	
5	Children and Young People		✓	
6	Creating Safe Communities		✓	
7	Creating Inclusive Communities	✓		
8	Improving the Quality of Council Services and Strengthening Local Democracy		✓	

Reasons for the Recommendation:

To ensure that the Council-owned sites identified in the report remain in the Local Plan supply of housing development sites.

Alternative Options Considered and Rejected:

None

What will it cost and how will it be financed?

(A) Revenue Costs

With the disposal of some (or all) of the sites maintenance and security budgets will be reduced. Members will be advised in due course.

(B) Capital Costs

The disposal of some (or all) of the sites may attract significant capital receipt (which cannot be quantified at present). Members will be kept advised as disposal opportunities arise.

Implications:

The following implications of this proposal have been considered and where there are specific implications, these are set out below:

Financial The disposal of some or all of the sites listed in this report may attract a significant capital receipt (which cannot be quantified at present). Likewise maintenance and security budgets will be reduced on disposal.
Legal None
Human Resources None
Equality 1. No Equality Implication <input checked="" type="checkbox"/> 2. Equality Implications identified and mitigated <input type="checkbox"/> 3. Equality Implication identified and risk remains <input type="checkbox"/>

Impact of the Proposals on Service Delivery:

None

What consultations have taken place on the proposals and when?

The Assets & Property Manager, and Housing Strategy & Investment Manager have been fully involved in the preparation of this report.

The Head of Corporate Finance and ICT has been consulted and notes the report indicates potential beneficial financial implications (both revenue and capital) in the longer term. (FD3618/15)

Head of Corporate Legal Services has been consulted and has no comments on the report. (LD 2910/15)

Implementation Date for the Decision

Following the expiry of the “call-in” period for the Minutes of the Cabinet Meeting

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Background Papers:

There are no background papers available for inspection

1. Council owned sites identified for housing development in the Local Plan

- 1.1 The Council is currently preparing a Local Plan that will identify future development sites and set new planning policies. The draft Local Plan was published between 30th January – 27th March 2015 and representations were invited from interested parties. It is due to be submitted for Examination at the end of July.
- 1.2 A number of Council owned sites are identified for housing development in the draft Local Plan. This resolution is intended to demonstrate to the Planning Inspector examining the Local Plan that there is a formal commitment to disposing of these sites for development at the appropriate time. This is usually a requirement where Council-owned sites are identified for development in a Local Plan. Without such a resolution, developers will claim that Council-owned sites are not genuinely available and will argue instead for the inclusion of their own (mostly Green Belt) sites in the Plan. In this situation, the Inspector could discount Council-owned sites and require additional land to be identified.
- 1.3 The majority of the Council-owned sites are currently subject to restrictive planning designations such as Green Belt and Urban Greenspace. Once adopted, the Local Plan would remove these restrictive designations and formally allocate the sites for housing development.
- 1.4 It is expected that the sites listed below will be added to the Asset Disposal Programme at the appropriate time following consultation with Cabinet Member Corporate Services & Performance. For sites currently subject to a Green Belt designation, this would not be until after the Local Plan has been adopted. A disposal timeframe for each site is specified in table 1, below.
- 1.5 This resolution is not intended to preclude the disposal of urban sites (i.e. not in the Green Belt) before the Local Plan is adopted. At the time of disposal, all sites would be subject to the Council's asset disposal policy and all other associated considerations.
- 1.6 The full list of Council-owned sites that are proposed to be allocated for housing is as follows (including the estimated number of dwellings):

Table 1

Local Plan ref.	Site	Area (ha.)	No. of dwellings	Disposal timeframe
MN2.1	Land at Bartons Close, Southport	1.0	36	0-2 yrs
MN2.5	Former Kew Park and Ride, Foul Lane, Southport	3.6	95	0-5 yrs
MN2.6	Land adjacent to Dobbies Garden Centre, Benthams Way, Southport	8.7	215	0-5 yrs
MN2.8	Former Ainsdale Hope School, Ainsdale	9.2	243	0-5 yrs

MN2.9	Former St John Stone School, Meadow Lane, Ainsdale (part Council-owned)	1.3	40	0-5 yrs
MN2.10	Meadows ATC, Sandbrook Road, Ainsdale (part Council-owned)	2.0	49	0-5 yrs
MN2.14	Former Holy Trinity School, Lonsdale Road, Formby (part Council-owned)	0.9	50	0-5 yrs
MN2.15	Formby Professional Development Centre, Park Road, Formby	1.6	15	0-5 yrs
MN2.23	Land at Southport Old Road, Thornton	3.9	85	0-5 yrs
MN2.24	Land at Holgate, Thornton	8.4	221	0-5 yrs
MN2.35	Former "Z Block" Sites, Buckley Hill Lane, Netherton	3.5	100	0-2 yrs
MN2.36	Former St Raymond's School playing field, Harrops Croft, Netherton	1.9	65	0-5 yrs
MN2.37	Land at Pendle Drive, Netherton	1.4	52	0-5 yrs
MN2.38	Land at the former Bootle High School, Browns Lane, Netherton	1.7	63	0-5 yrs
MN2.39	Former Daleacre School, Daleacre Drive, Netherton	1.0	37	0-5 yrs
MN2.40	Former Rawson Road Primary School, Rawson Road, Bootle	1.0	20	0-2 yrs
MN2.41	Former St Wilfrid's School, Orrell Road, Bootle (part Council-owned)	6.6	160	6-10 yrs
MN2.43	Peoples site, Linacre Lane, Bootle	2.9	110	0-5 yrs
MN2.45	Former St Mary's Primary School playing fields, Waverley Street, Bootle (part Council-owned)	1.6	72	0-5 yrs

- 1.7 Some of these sites may be subject to one or more site specific physical or legal constraints. These would be resolved when a planning application for the development is submitted, in accordance with normal practice.
- 1.8 A number of the sites listed above are former school sites and include playing fields. The Council is currently preparing a Playing Pitch Strategy to assess the future need for sports pitches in the Borough, in partnership with Sport England and the national governing bodies for the main team sports. The draft winter sports findings of this study will be available in July 2015 and these will be fully considered before any decision is made on the disposal of those sites which include playing fields. In the event that one or more playing field sites need to be retained, there is sufficient contingency within the Local Plan housing supply to accommodate this.