

DISPOSAL OF LAND AT WAVERLEY CLOSE, FORDINGBRIDGE

1. INTRODUCTION

- 1.1 The purpose of this report is to consider the disposal of land at Waverley Close, Fordingbridge to Hampshire Voluntary Housing Society (HVHS).
- 1.2 The proposal is to develop 1 two bedroom bungalow for rent to an applicant from the Council's Homesearch register.

2. BACKGROUND

- 2.1 New Forest District Council currently owns this vacant plot of land (shown in Annexe 1), which is occasionally used as an informal parking area.
- 2.2 There is no requirement to provide any alternative parking as this site is not a designated car park.
- 2.3 The new development will consist of 1 two bedroom bungalow to be allocated to an applicant on the Homesearch register. It is hoped that the provision of this bungalow may encourage a tenant who is under occupying a family house to move into this smaller home and free up the larger property, or a disabled applicant who requires level access housing.
- 2.4 Planning consent for this proposal has been granted. The site lies within an area of established housing. Policy AH-1 of the New Forest Local Plan permits affordable housing schemes for local needs. A covenant to be written into the land transfer will restrict the use of this dwelling to "Affordable Housing". This will protect the land for the future.
- 2.5 At present the Homesearch Register has 63 applicants seeking 2 bedroom bungalows in Fordingbridge. The bungalow will be allocated to an applicant from the Homesearch Register.

3. FINANCIAL IMPLICATIONS

- 3.1 Housing Corporation grant totalling £57,000 has been bid for 2006/07 to develop this scheme. HVHS has also allocated £10,000 re-cycled grant funding towards this scheme.
- 3.2 The value of the site is estimated at £67,000. In line with previous disposals of land for affordable housing, the site will be disposed of at £1. (one pound)

4. ENVIRONMENTAL IMPLICATIONS

- 4.1 The local planning authority has assessed the impact of the development through the planning process.
- 4.2 The bungalow will be developed to Eco-homes 'very good' rating.

5. CRIME AND DISORDER IMPLICATIONS

- 5.1 None registered.

6. CONSULTATIONS

- 6.1 Discussions and meetings have been held with Hampshire County Council, HVHS Housing Group, NFDC Community Safety Officer, Housing Needs, Urban Design, Development Control and Trees to ensure the scheme is acceptable for the site.
- 6.2 The Councillors for the area have also been consulted.
- 6.3 The Portfolio Holder for Housing agrees the recommendation; there is a demand for affordable housing in Fordingbridge. This proposal would go some way towards meeting that need. Furthermore, the bungalow may release a family home in the area. Therefore, this scheme would not only increase the stock of bungalows but may also increase the stock of family homes for re-allocation.

7. CONSIDERATIONS

- 7.1 The proposed scheme will make a valuable contribution towards meeting local housing needs and provide housing for households on the Homesearch register.

8. PORTFOLIO HOLDER COMMENTS

- 8.1 The Housing Portfolio Holder supports the disposal of land for affordable housing purposes.

9. CONCLUSIONS

- 9.1 Given the priority attached to the provision of affordable housing, disposal is recommended.

10. RECOMMENDATIONS

- 10.1 The land at Waverley Close, Fordingbridge (as outlined in Annex 1) is transferred leasehold to HVHS for £1.(one pound)

10.2 The transfer is subject to the planning consent that has been granted to HVHS to develop the site for affordable housing.

For Further Information Please Contact:

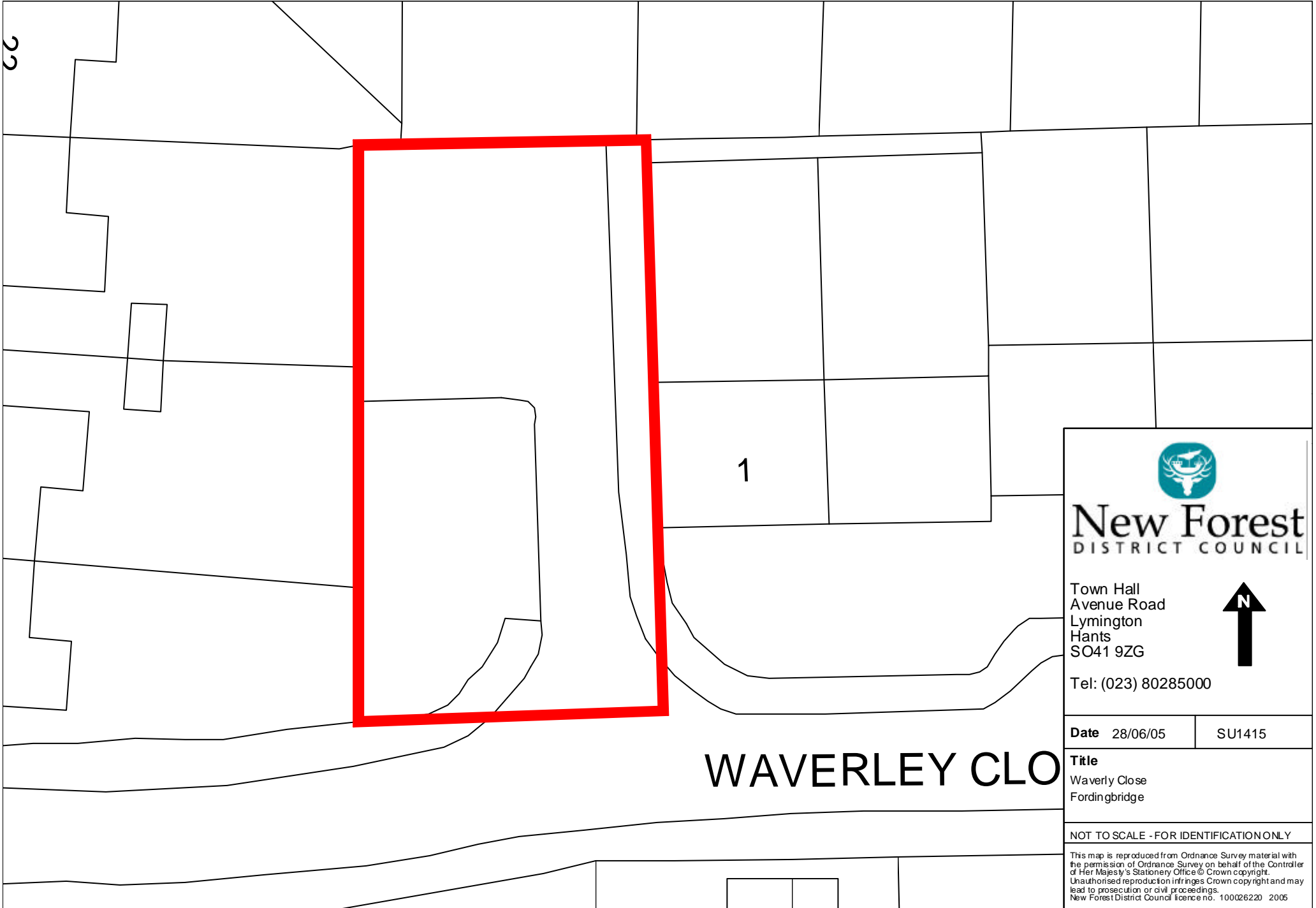
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Background Papers:

Housing Strategy and Business Plan

APPENDIX ONE

SITE PLAN – WAVERLEY CLOSE



22

1

WAVERLEY CLO



New Forest
DISTRICT COUNCIL

Town Hall
Avenue Road
Lymington
Hants
SO41 9ZG



Tel: (023) 80285000

Date 28/06/05

SU1415

Title
Waverly Close
Fordingbridge

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