

HOUSING SERVICES PORTFOLIO HOLDER DECISION – 22 NOVEMBER 2018

PROPOSED PURCHASE OF 39, SALISBURY ROAD, TOTTON SO40 3HX

1. INTRODUCTION

- 1.1 This report seeks the approval of the Housing Services Portfolio Holder to acquire the freehold interest in a residential development site at 39, Salisbury Road, Totton. The financial implications are set out in confidential Appendix 1.

2. BACKGROUND

- 2.1 The site, which is shown coloured red on the attached Plan 1 extends to about 0.21 acre/0.085 hectare. It is located on the south-western side of Salisbury Road in Totton, being immediately adjacent to the access road and the New Forest District Council (NFDC) owned Westfield car park.
- 2.2 A single residential dwelling was located on the site until its demolition about 15 years ago. Since that time the site has been vacant and been the subject of a number of planning applications for residential redevelopment.
- 2.3 Planning permission was granted in August 2018 for the erection of 8 flats located in 2 blocks comprising 4 x 1 bedroom and 4 x 2 bedroom units (Planning Ref: 18/10724). No on-site car parking is required to be provided under the terms of the permission. One large Lombardy poplar tree, which is the subject of a Tree Preservation Order and is located on site, will be removed by the granted planning permission.
- 2.4 Following negotiations with the developer, and to alleviate the well established need for more affordable housing in Totton, it was intended that the Council would purchase the freehold interest in the completed development (8 flats).

3. ISSUES ARISING SINCE THE GRANT OF PLANNING PERMISSION

- 3.1 According to the Council's external valuers, the lack of any on-site car parking under the current planning permission has had a significant impact on the potential gross development value, leading to the view that a revised scheme to include on site or nearby car parking should be explored. The developer, Imperial Homes has to complete an option agreement with the existing land owner in the near future. After careful consideration, it is the officer's view that the most appropriate way forward would be for the Council to purchase the bare, undeveloped site. This would enable the Council to take a wider view on the provision of parking to serve the development in conjunction with other possible development opportunities in the area.

4. CONCLUSIONS

- 4.1 Opportunities to purchase small brown field sites near to local town centres are limited. The purchase of this site would provide NFDC with a landholding that would enable it to deliver additional, appropriate, residential units for social or intermediate rents in an area where high demand exists.

5. FINANCIAL IMPLICATIONS

- 5.1 On 9 July 2018, on the recommendation of the Cabinet, the Council approved, an increase of £4.5 million in the Housing Capital Budget to enable the acquisition of new residential units and to provide scope for other potential housing projects to meet the significant demand for social housing in the District. It was accepted that decisions on individual sites or properties will be made by the Housing Portfolio Holder. The proposed acquisition of 39 Salisbury Road and its development would be funded from

this additional budget provision. Details are provided in confidential Appendix 1. The confidential Appendix 1 is not for publication by virtue of paragraph 3 (information relating to the financial or business affairs of any particular person (including the authority holding that information)) of Part 1 of Schedule 12A of the Local Government Act 1972, and that the public interest in maintaining the exemption outweighs the public interest in disclosing it.

6. CRIME & DISORDER IMPLICATIONS

6.1 None.

7. ENVIRONMENTAL IMPLICATIONS

7.1 A small area of Japanese knotweed has been identified on the site, which will require treatment and eradication. A cost allowance has been made for this work in the valuation.

8. EQUALITY & DIVERSITY IMPLICATIONS

8.1 None.

9. RECOMMENDATION

9.1 That the Council acquires the freehold interest in 39, Salisbury Road, Totton from Imperial Homes.

10. PORTFOLIO HOLDER ENDORSEMENT

I have agreed to the recommendations in this report and the Confidential Appendix 1.

Sign: CLLR JILL CLEARY

Date: 22/11/2018

Date on which notice given of this Decision - 22 November 2018

Last date for call-in - 29 November 2018

For further information contact:

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Background Papers:

Planning Application Ref No: 18/10724