

HOUSING SERVICES PORTFOLIO HOLDER DECISION – 5 JUNE 2019

PROPOSED PURCHASE OF RESIDENTIAL DEVELOPMENT LAND AT MOORE CLOSE, NEW MILTON. BH25 6QX

1. INTRODUCTION

- 1.1 This report seeks the approval of the Housing Services Portfolio Holder to acquire the freehold interest in land for affordable housing development at Moore Close, New Milton. The cost of the land is 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 0.45 hectares (1.1 acres). It is located off Moore Close New Milton to the North of Christchurch Road, between existing residential development and Fawcett's Field sports ground.
- 2.2 The site was allocated to provide 100% local needs housing in 2014 to meet the requirements of Core Strategy policy CS15(b) however the land has only now been openly marketed. (It is relevant to note that since policy CS15(b) was adopted in 2009 only one such site has been delivered as intended. All other schemes have had to concede significant proportions of open market housing to achieve viability and acceptable land values).
- 2.3 Recent architectural feasibility drawings commissioned by the Council have indicated that a high quality development including marginally more than 15 affordable homes (for both rent and shared-ownership) could be achieved on the site, subject to full planning permission.

3. FINANCIAL AND DEVELOPMENT CONSIDERATIONS

- 3.1 No significant risks or barriers to development have been identified through due diligence checks and enquiries.
- 3.2 Based upon the latest feasibility drawings – and reflecting a mixture of homes for rent and shared ownership - development and financial appraisals have indicated that the land purchase price (see confidential appendix 1) is both viable and reflects acceptable value for money. Financial conclusions and assumptions for the proposed scheme have been supported by the council's chief finance officer and accord with acceptable parameters that underpin the Housing Strategy objective to deliver at least 600 affordable homes by 2026.
- 3.3 Having acquired the site the planning process and related consultation will commence in earnest as quickly as possible. A bid for external capital subsidy will be prepared and submitted to Homes England in due course.

4. CONCLUSIONS

- 4.1 For both Housing and Planning reasons it is very pleasing to have secured this site for 100% affordable housing when other similarly allocated sites have only come forward once they have been permitted to include open market housing.
- 4.2 As proposed the resultant scheme at Moore Close will not only address the core strategy policy objective of such sites providing 100% 'local needs housing' but will do so through a combination of homes for rent and shared-ownership. Much needed homes that will be developed and managed by New Forest District Council and that will contribute towards its newly adopted strategic housing aims.

5. FINANCIAL IMPLICATIONS

- 5.1 In December 2018 the Council's new Housing Strategy was adopted, including the aim to deliver at least 600 new affordable homes for rent and shared-ownership by 2026.
- 5.2 As stated in the Housing Strategy this ambitious delivery objective was informed and underpinned through carefully considered financial modelling – modelling that took account of existing HRA reserves, newly enhanced abilities for prudential borrowing to finance new-build affordable housing development, and the additional net income stream that new development would generate.
- 5.3 The cost of this land purchase and subsequent development will be met within the approved 'Strategy Delivery' capital budget and is within the parameters as set out within the approved Housing Strategy. 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 The ecological sensitivities associated with the land at Moore Close have been recognised and will be taken into consideration throughout the design and subsequent development processes, as will the interests and concerns of neighbouring residents.

8. EQUALITY & DIVERSITY IMPLICATIONS

- 8.1 None.

9. RECOMMENDATION

- 9.1 That the Council acquires the freehold interest in the land at Moore Close, New Milton and progresses a full planning application as quickly as possible.

10. PORTFOLIO HOLDER ENDORSEMENT

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

Sign: CLLR J CLEARY

Date: 5 June 2019

For further information contact:

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Background Papers:

Core Strategy 2009 and Policy CS15(b)
Local Plan Part 2 (2014): Sites specific proposals – The Coastal Towns and Villages. (NMT2)
Housing Strategy (December 2018)

Date on which notice of this Decision given - 5 June 2019

Last date for call-in - 12 June 2019



OLD MILTON



New Forest
DISTRICT COUNCIL

www.newforest.gov.uk
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Date	09/04/19	Site plan
Title	Land off Moore Close New Milton BH25 6QX	
Scale	1:1250	
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