



CABINET - 4TH FEBRUARY 2015

SUBJECT: LAND AT HENDREDENNY, CAERPHILLY

REPORT BY: ACTING DIRECTOR OF CORPORATE SERVICES AND SECTION 151 OFFICER

1. PURPOSE OF REPORT

1.1 To seek Cabinet's view on the sale of land at Hendredenny for access purposes.

2. SUMMARY

2.1 Mid Glamorgan County Council acquired the land shown cross-hatched on the plan in 1989 to create a turning bay for buses – this has never been constructed and the land is surplus to requirements.

2.2 Redrow has an option to purchase the site edged black on the plan. They have applied to purchase the cross-hatched land to create an access into this potential development site.

2.3 Whilst there are possible alternative access points, the Council land appears to be the most suitable.

2.4 In principle, there is no objection to the sale of the land to Redrow, subject to the site being granted planning permission.

2.5 Local members object to the disposal.

3. LINKS TO STRATEGY

3.1 The disposal of this site would contribute to the following strategic objective

Priority P2 of the Single Integrated Plan: *"Improve standards of housing and communities giving appropriate access to services across the borough"*

3.2 Under its approved Asset Management Objectives, the Authority aims to manage its land and buildings effectively, efficiently, economically, and provide a safe, sustainable and accessible living and working environment for all users.

3.3 The Authority has a medium term financial plan (MTFP), which includes cost saving targets resulting from the disposal of assets.

4. THE REPORT

4.1 The Council's predecessor acquired the land shown cross-hatched on the plan ("the cross-hatched land") in 1989 to create a turning bay for buses – this has never been constructed

and the land is surplus to requirements.

4.2 Redrow has an option to purchase the 27-acre site edged black on the plan.

4.3 **Planning Issues**

1. The black-edged area is outside the settlement boundary but is being promoted as an LDP 1st Review Candidate Site, and may be subject to a planning application in the near future. The site lies outside of the settlement boundary and is also designated as a green wedge and a Special Landscape Area; a Site of Importance for Nature Conservation is also located on the boundary of the development site.
2. Redrow has submitted an application to acquire the cross-hatched land to create an access to the proposed development; this land lies within the settlement boundary. Redrow has stressed that there are several potential alternative access points to the proposed development, these being via the land shown hatched on the plan ("the hatched land") or via Brigham, Dunraven, Rhuddlan or Chester Court.
3. Highways have indicated that the site could be accessed from the variety of points indicated, those being the cul-de-sacs, the CCBC land, or the hatched land but this will be dependent on the density of the development served off them (or a variety of them all). If there is to be a single point of entry, the CCBC land would be most suitable to serve circa 250 units. However, this will be dependent upon the findings of a Transport Assessment (TA), which will determine if there is sufficient capacity on the highway network for the development and at what density. It is understood that a TA is currently being prepared and therefore further comments will need to be made upon submission of this further information as part of the LDP Candidate Site process.
4. The Tree Officer has concerns, to varying degrees, regarding several of the access points, including the CCBC land, which contains a large and prominent oak tree of considerable amenity value. The suitability of the access in terms of trees and hedgerows needs to be balanced against the suitability of the access in highway safety terms and this matter will need to be considered as part of the planning application and/or candidate site process to ensure any impact is minimised.

4.4 Local members object to the sale of the cross-hatched land for access use, on the grounds that

- i. the hedgerows form an important wildlife corridor and
- ii. any additional development will overload the traffic network.

4.5 Officers consider these objections to be planning matters, which will be dealt with at the planning application stage; the highway issue will be properly dealt with by the TA referred to at paragraph 4.3 above.

4.6 In summary, officers have no objection to the sale of the cross-hatched land to Redrow, subject to the site being granted planning permission. These comments have been made without prejudice to the outcome of any future planning application or the LDP 1st Review Candidate Site process.

5. **EQUALITIES IMPLICATIONS**

5.1 An EQIA screening has been completed in accordance with the Council's Equalities Consultation and Monitoring Guidance and no potential for unlawful discrimination and/or low level or negative impact have been identified, therefore a full EQIA has not been carried out.

6. FINANCIAL IMPLICATIONS

6.1 The sale of the cross-hatched land will produce a capital receipt.

7. PERSONNEL IMPLICATIONS

7.1 There are none.

8. CONSULTATIONS

8.1 Local members object to the sale of the cross-hatched land for access use, on the grounds that the hedgerows form an important wildlife corridor and any additional development will overload the traffic network.

8.2 There are no other views as a result of the consultation which differ from those contained in the report.

9. RECOMMENDATION

9.1 The cross-hatched land is sold to Redrow, on terms to be negotiated, subject to planning permission being obtained for the development of the land edged black.

10. REASONS FOR THE RECOMMENDATION

10.1 The land is surplus to the Council's requirements.

10.2 The sale will produce a capital receipt.

11. STATUTORY POWER

11.1 Local Government Act 1972, Section 123. This is a Cabinet function.

Author: Colin Jones Head of Performance and Property Services
jonesrc@caerphilly.gov.uk

Consultees: Chris Burns Interim Chief Executive
burnsc1@caerphilly.gov.uk
Nicole Scammell Acting Director of Corporate Services and S151 Officer
scammn@caerphilly.gov.uk
Pauline Elliott Head of Regeneration & Planning
elliop@caerphilly.gov.uk
Clive Campbell Transportation Engineering Manager
campbc@caerphilly.gov.uk
Rhian Kyte Team Leader Strategic & Development Planning
kyter@caerphilly.gov.uk
Tim Stephens Development Control Manager
stepht@caerphilly.gov.uk
Gail Williams Head of Legal Services
willige@caerphilly.gov.uk
John Rogers Principal Solicitor
rogerj@caerphilly.gov.uk
Angharad Price Deputy Monitoring Officer
@caerphilly.gov.uk

David A Thomas Senior Policy Officer (Equalities & Welsh Language)
thomada@caerphilly.gov.uk
Cllr D Hardacre Cabinet Member for Performance & Asset Management
hardadt@caerphilly.gov.uk
Cllr H Davies Ward Member
davieh@caerphilly.gov.uk
Cllr M E Sargent Ward Member
sargeme@caerphilly.gov.uk
Cllr S Skivens Ward Member
skives@caerphilly.gov.uk
Cllr L G Whittle Ward Member
whittlg@caerphilly.gov.uk

Background Papers:

The Property file (PReMIS ID 6478) can be inspected at Tredomen House

Appendices:

Appendix 1 Plan showing the land referred to