



Report to: Cabinet Meeting – 17 January 2023

Portfolio Holder: Councillor David Lloyd, Strategy, Performance & Finance

Director Lead: Suzanne Shead, Director – Homes, Health & Wellbeing

Lead Officer: Kevin Shutt and Mark Eyre, Business Manager - Corporate Property, Extensions 5670 and 5440

Report Summary	
Type of Report	Open, Non-Key Decision
Report Title	Update on Disposal of land at The Greenaway, Rolleston to Arkwood Developments Ltd.
Purpose of Report	To update the Cabinet following objections received in response to the statutory consultation process regarding the proposed disposal of a plot of land to Arkwood Developments Ltd, enabling the delivery of three market sale residential units adjacent to a HRA development of five affordable units.
Recommendations	That Cabinet: <ul style="list-style-type: none"> (a) consider the objections to the proposed land sale and development of the land at The Greenaway, Rolleston; and (b) given on balance no issues are raised of sufficient significance to change the Cabinet’s previous decision, that the disposal to Arkwood Developments Ltd proceed, subject to full planning permission being granted.
Alternative Options Considered	Cabinet could decide not to proceed with the sale in light of objections received, but this is not considered necessary in the circumstances.
Reason for Recommendations	The redevelopment of the land will contribute to the Council’s Community Plan objective to create more and better quality homes through our role as landlord and developer.

1.0 Background

1.1 A piece of HRA land has been identified at The Greenaway Rolleston, for potential development as part of the HRA development programme. The land is owned by NSDC,

it currently has 2 semi-detached pre-fabricated bungalows on the site of which 1 has been vacant for a long period.

- 1.2 The site also includes an area of grass that is leased to the village hall; it is used as an occasional over spill parking facility by the village hall. The access road to the village hall also runs through the site.
- 1.3 An earlier report to cabinet 07.06.22 Disposal of land at The Greenaway, Rolleston to Arkwood Developments Ltd received approval to sell the land for the proposed development of 3 market sale houses.

2.0 Proposal/Details of Options Considered

- 2.1 Following the approval of the recommendation to progress the land for development, including the sale of land for the 3 market sale properties. Part of the land in question forms public open space and in accordance with S123 (2A) of the Local Government Act 1972 an advertisement was placed in the Newark Advertiser on 28 July 2022 for two consecutive weeks in order for objections to be received by no later than 10 August 2022.
- 2.2 We have received 3 objections from local residents in relation to the proposed sale of land and development of housing on the land, and 1 query about any historic restrictions in relation to any proposed development of the land (a copy of an historic conveyance was supplied in relation to the latter).
- 2.3 A summary of the objections received are as follows:
 - the notice identifies the land as 'Greenway' rather than 'Greenaway' and this may cause confusion.
 - the notice does not make any reference the proposed use being the subject of planning permission.
 - any planning application would be in direct conflict with the development plan
 - the only community amenity or facility in Rolleston is the Village Hall.
 - whilst further formal assessment would be required, suspect that any development would have detrimental impact of the success and viability of the Village Hall.
 - the land provides benefit to the village hall and surrounding community with no known issues that could not be otherwise mitigated.
- 2.4 Some of the objections received from residents are in relation to the proposed development and the impact that would have on the village hall and residential properties along with how such a development would be contrary to the special policies and development plan. These latter matters are planning considerations that will be considered in full as part of the planning process. Any disposal of the land would be contingent on the successful grant of planning permission.
- 2.5 We have also received a letter of objection from Rolleston Village Hall Management Committee. A summary of the objections are as follows:
 - The land is used for overflow parking for the village hall and many events such as weddings, funeral wakes etc. exceed the available space immediately adjacent to

the hall for parking. The only alternative available parking is Staythorpe road which is a main throughfare and would cause serious traffic congestion.

- Tankers attend the pumping station at the corner of the land to relieve blockages which has caused serious problems within the village.
- The development can potentially give rise to surface water flooding.
- There is no evidence to suggest intense development of this space will address the housing needs of the village.

2.6 The letter of objection which was received from the Rolleston Village Hall Management Committee contains an objection raised relating to loss of amenity.

2.7 The letter of objection from the Rolleston Village Hall Management Committee states that there would be a loss of amenity if the land sale and development were permitted:

Relevant extract from the letter.

4. Amenity

- a. Currently the Village Hall is situated in open space, with views over the countryside, and makes it an attractive site for celebrations, including wedding parties. Housing development next to the hall will reduce the visual appeal of the hall and its surroundings.
- b. If the hall is to be financially sustainable there is a considerable risk that the significant income from weddings and other parties will be lost.
- c. During the period of building of the proposed housing it is extremely likely that vehicular access to the hall will frequently be denied by builders' vehicles and delivery of building materials. This will result in loss of income during the building period, with is potentially 12 months.
- d. Rolleston has no outdoor amenities other than the Village Hall and Holy Trinity Church. Any diminution of facilities, whether through parking or access problems will seriously affect the village which presently has a lively and caring community.

2.8 A summary of the Council officer's response to the points of objection are detailed in paragraph 2.9-2.11 below:

2.9 **Point A Visual Appeal of the hall.** The hall has a natural backdrop on to open fields to the main rear elevation of the hall. The majority of the windows and a patio garden area, look out on to this elevation which would be unaffected by the proposed development. The elevation of the hall which looks out towards the proposed development, has no view of the proposed development. It is a brick gable end wall. There is also a hedge row that separates the hall from the proposed site. The access road to the village hall passes a number of 1950s ex-local authority houses, 2 prefabricated bungalows and a sewage pumping station. The proposed development would be an extension of the existing developments along the access road to the hall.

2.10 **Point C Access to the Hall during construction.** The construction would be carried out in a manner which would not, prevent access to the hall during the construction period. The contractor would maintain access to the village hall. The works to lay new utilities would cause some minor temporary road working to the access road. However, this would be no different than normal utility road works.

2.11 **Point D No other outdoor amenities.** This statement is correct as in the village outdoor amenities are located around the village hall and the Holy Trinity Church. However, the main outdoor amenity area of the village hall, is located on the rear elevation of the village hall, which has a large outdoor play park. The play park also leads on to a large open field which it is believed is currently used by the village hall

2.12 **Aerial View of the Village Hall**



2.13 The Above objections to the proposed land sale and development of the site need to be considered by Cabinet and a decision is requested in relation to the land sale proceeding, to enable the proposed development to take place.

2.14 For completeness, it should be noted that the land is allocated as Housing Revenue Account (HRA) land and as such any disposal is subject to Section 33 of the Housing Act 1985. This means that consent of the secretary of state is required for disposal. Some general consents for disposal of HRA land are given by the secretary of state in the General Housing Consents Order 2013; if applicable this means that specific consent for the individual disposal is not required. For this disposal the Council can rely on A3.2 of the General Housing Consents 2013 as the land is vacant land, therefore specific consent is not required before proceeding.

3.0 Implications

In writing this report and in putting forward recommendations, Officers have considered the following implications; Data Protection, Digital and Cyber Security, Equality and Diversity, Financial, Human Resources, Human Rights, Legal, Safeguarding, Sustainability, and Crime and Disorder and where appropriate they have made reference to these implications and added suitable expert comment where appropriate.

Equalities Implications

- 3.1 The proposed development would contribute to the council's equalities commitments by providing level access to all ground floor new build properties on the proposed site. In addition, all ground floor accommodation on the development would benefit from level access bathing facilities as standard specification for the new build programme.

Financial Implications (FIN22-23/7416)

- 3.2 Decisions have already been taken by Cabinet (7 June 2022) with regard to the disposal of the land. Therefore, there are no further financial implications arising from this report.

Background Papers and Published Documents

07.06.22 Cabinet Report, Disposal of land at The Green, Rolleston to Arkwood Developments Ltd.
Advert in the Newark Advertiser