

RECORD OF DECISION MADE UNDER DELEGATED AUTHORITY

PART 1 – PUBLIC DOCUMENT

Any interest to declare/or conflict and any dispensation granted: not applicable

SERVICE DIRECTORATE: Commercial

1. DECISION TAKEN

To approve disposal of North Hertfordshire District Council's (NHDC's) freehold interest in land at The Green, Newnham, Herts.

2. DECISION TAKER

Ian Couper, Service Director – Resources.

3. DATE DECISION TAKEN:

18th March 2021

4. REASON FOR DECISION

4.1 To release surplus property to provide a financial receipt to help fund the capital programme.

4.2 To enable the development of new homes in North Hertfordshire.

5. ALTERNATIVE OPTIONS CONSIDERED

5.1 Retaining the land as unused open space.

6. CONSULTATION (INCLUDING THE EFFECT ON STAKEHOLDERS, PARTNERS AND THE PUBLIC)

6.1 The land was declared surplus by Cabinet on 17th December 2019.

6.2 Consultation with the relevant Ward Members and the Parish Council was conducted prior to consideration by Cabinet.

7. FORWARD PLAN

7.1 This decision is a key Executive decision that was first notified to the public in the Forward Plan on the 15th November 2019.

8. RELEVANT CONSIDERATIONS

8.1 In 2020, NHDC's Estates department - on behalf of NHDC as landowner – applied for planning permission for a terrace of four dwellings comprising two x 3 bedroom houses and two x 4 bedroom houses. Planning permission was granted by the local planning authority on 21st August 2020.

- 8.2 The land edged red in Appendix A, measuring approximately 0.5 acres, was placed on the open market with Putterills Land Agency team in late August 2019, following grant of planning permission and marketed by informal tender. The marketing particulars are provided in Appendix B. Putterills is an external property agent based in North Hertfordshire with coverage throughout Hertfordshire.
- 8.3 Offers were invited against a guide price of £600,000. The top bidders were then requested to submit full and final offers.
- 8.4 Advised by Putterills, the optimum best and final bid was selected.
- 8.5 Again advised by Putterills, the selected bid is considered to represent the best financial consideration reasonably obtainable. The site was fully exposed to the market and no further offers have since been received.

9. LEGAL IMPLICATIONS

- 9.1 On 17th December 2019, Cabinet resolved the following, as recorded in the Minutes for Item 72:

RESOLVED:

(1) That the land at The Green, Newnham be declared surplus to the District Council's requirements and then placed on the open market for sale on a subject to planning or unconditional basis for residential development;

(2) Following receipt of offers for the land identified in Appendix A, the decision to accept an offer is delegated to the Service Director for Resources, in consultation with the Executive Member for Finance and IT. Offers will be evaluated against alternative development options.

- 9.2 At this time there are no alternative development options or development vehicles readily available to the Council. A sale provides certainty and timely delivery of a significant capital receipt.

10. FINANCIAL IMPLICATIONS

- 10.1 The disposal will produce a capital receipt for NHDC to assist in funding NHDC's capital investment programme.

11. RISK IMPLICATIONS

- 11.1 That the proposed purchaser proceeds to exchange and completion in a timely manner.

12. EQUALITIES IMPLICATIONS

- 12.1 In line with the Public Sector Equality Duty, public bodies must, in the exercise of their functions, give due regard to the need to eliminate discrimination, harassment, victimisation, to advance equality of opportunity and foster good relations between those who share a protected characteristic and those who do not.

- 12.2 This land is offering potential for new homes that will benefit the wider community. Amongst the community there may be those who exhibit a protected characteristic. The proposed sale of this land has potential positive equality implications for the community.

13. SOCIAL VALUE IMPLICATIONS

13.1 The Social Value Act and “go local” policy do not apply to this decision.

14. 1 ENVIRONMENTAL IMPLICATIONS

14.1 Environmental Impact Assessment (Sustainability Appraisal) has been undertaken. This has been considered and is detailed in the following Local Plan submissions. The planning application for this site was considered in the context of the policies within the Local Plan:

<https://www.north-herts.gov.uk/files/lp4-draft-sustainability-appraisal-proposed-submission-local-planpdf-0>

15. HUMAN RESOURCE IMPLICATIONS

15.1 No Human Resource implications are foreseen.

16. BACKGROUND PAPERS

16.1 None.

17 APPENDICES

17.1 Appendix A: Site plan.

17.2 Appendix B: Marketing particulars.

NOTIFICATION DATE: 19th March 2021

Signature of Executive Member Consulted 

Date18/3/2021.....

Signature of Decision Taker 

Please Note: that *unless urgency provisions apply* EXECUTIVE decisions cannot be implemented until 5 clear working days have elapsed after the decision has been taken to allow for scrutiny call-in.

Call-in does not apply to NON-EXECUTIVE DECISIONS