

Record of officer decision

Decision title:	Bromyard former depot site re-development
Date of decision:	24 th September 2018
Decision maker:	Programme Director Growth
Authority for delegated decision:	An executive decision authorizing the officer http://hc-modgov:9070/ieDecisionDetails.aspx?ID=4922
Ward:	Bromyard West
Consultation:	Consultation undertaken with relevant ward members who were content for site to be proceed to formal planning application stage subject to a number of concerns being addressed. Consultation undertaken with relevant Cabinet members who were supportive of the submission of a formal planning application for housing through the development partnership
Decision made:	Keepmoat Homes Ltd be requested to provide a stage 1 submission including business case and timeline in respect of proposed new housing on the site of the former Depot and adjoining paddock, by 1 st October 2018.
Reasons for decision:	In 2016 Cabinet approved the commissioning of a developer to progress the development of suitable sites in its ownership through a Development and Regeneration Programme (DRP). The former depot and grazing land in Bromyard was identified during the procurement of the DRP as a suitable site for residential development for open market sale. The site was used as part of the procurement to assess the price elements of the bidders' final tenders. Keepmoat have prepared draft Stage 1 proposals for submission in accordance with the Cabinet decision of 16 th December 2017 and the decision authorises the submission to Stage 1.
Highlight any associated risks/finance/legal/equality considerations:	The proposed scheme for the former depot and grazing land at Bromyard includes approximately 50 dwellings of which 40% will be affordable. The development will therefore increase the supply of affordable homes for the residents of Bromyard therefore improving the equality of access to appropriate housing. The DRP also offers a number of community benefits including: the implementation of a community investment vehicle funded through profits on residential developments; commitments to workforce development; and support for the development of the third sector in Herefordshire. By applying the principles of the OA the council will minimise any additional financial commitments as a result of the recommendations in this report. The Bromyard depot and grazing site will continue through the new project approval process in the normal way. The financial commitments and risks associated with the application for planning permission will be treated in the same way that they would if the application had been made after stage 2

	<p>of the NPAP.</p> <p>The only exception to this is the case where Cabinet decide to improperly reject the project. Normally this would cause the council to reimburse the developer partner for properly incurred programme development costs. This will still be the case but the council will also have to cover the costs incurred by the partner in applying for planning. These costs are likely to be in the region of £27k.</p> <p>If the project does not ultimately proceed through the DRP a further decision report will be shared to confirm how the spend will be funded or what alternative scheme could be recommended.</p>
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<p>Details of any alternative options considered and rejected:</p>	<p>The council could sell the land to a developer. Developing the land using the development and regeneration programme is preferred as it provides the additional control over the development and social value negotiated through the procurement of the development partnership.</p>
<p>Details of any declarations of interest made:</p>	<p>None</p>

Officer Name: R Gabb

Officer Title: Programme Director Growth

Date: 24 September 2018