

**CABINET
13 OCTOBER 2020**

**LAND TO THE REAR OF TANDRIDGE COURT, WOODLAND ROAD, DARLINGTON
PROPOSED DISPOSAL FOR RESIDENTIAL SELF BUILD PLOT(S)**

**Responsible Cabinet Member –
Councillor Alan Marshall, Economy Portfolio**

**Responsible Director – Ian Williams
Director of Economic Growth and Neighbourhood Services**

SUMMARY REPORT

Purpose of the Report

1. To identify the plot of land to the rear of Tandridge Court, off Woodland Road as a potential site to be included in the Council's Self-build and Custom Housebuilding Register, with the intention that this site be made available for future self-build development. Depending on the size of the plots the site may be able to accommodate a number of residential dwelling houses.

Summary

2. The Self-build and Custom Housebuilding Act 2015 places a duty on public authorities to keep a register of individuals and associations who wish to acquire serviced plots to bring forward self-build and custom housebuilding. It requires Local Authorities to keep and publicise a register to allow people to express an interest in acquiring a self-build plot, and to bear this register in mind while carrying out its functions. It also requires the authority to grant sufficient serviced plots to meet the identified on the register for each year, although registration does not guarantee that a suitable plot will be identified or will become available.
3. Darlington currently have a requirement to deliver one serviced plot by October 2020 and a second by October 2021 for two separate individuals on Part 1 of the Self-build and Custom Housebuilding Register (those that have met all criteria including local eligibility).
4. The Council owned former Cockerton depot site at the rear of Tandridge Court, off Woodlands Road, Darlington is considered to be suitable for this potential self-build use and is surplus to operational requirements. Shown hatched on the attached plan (**Appendix 1**), the site extends to 0.165 hectares (0.41 acres) and is conveniently located for facilities in Cockerton and the Denes.
5. It is proposed that this former depot site be included on the Council's Self-build and Custom Housebuilding Register.

6. It is intended that the plots will be available for sale with the benefit of an Outline Planning permission and prospective purchasers will then be required to submit a Reserved Matters application for detailed planning consent.
7. To protect the Council's position and ensure a quality product the Council would initially transfer the land to the self-builder under a building licence. The freehold interest would only be transferred once the development is completed in accordance with the planning permission and a certificate of practical completion issued.

Recommendations

8. It is recommended that :-
 - (a) The land to the rear of Tandridge Court as shown on Appendix 1 be declared surplus and authority be granted for it to be included on the Council's Self-build and Custom Housebuilding Register.
 - (b) The Director of Economic Growth and Neighbourhood Services in consultation with the Portfolio Holder be authorised to dispose of the land for self-build housing development, subject to the Council receiving market value for the plot(s) and the prospective self-builder obtaining detailed planning consent.
 - (c) The AD Law and Governance be authorised to complete the documentation for the disposal of the land.
 - (d) Terms agreed for the subsequent sale of self-build plots to be reported on the Schedule of Transactions in due course.

Reasons

9. The recommendations are supported by the following reasons:-
 - (a) To facilitate the Council's duty to have a site available and listed on the Self-build and Custom Housebuilding Register.
 - (b) This site has been vacant for several years and a self-build development would be a suitable use for the surplus land.

Ian Williams
Director of Economic Growth and Neighbourhood Services

Background Papers

No background papers were used in the preparation of this report

S17 Crime and Disorder	There are no implications for crime and disorder in connection with this report.
Health and Well Being	There are no impacts on Health and Well Being arising from the proposals in this report.
Carbon Impact and Climate Change	There will be little carbon impact resulting from the proposal in this report.
Diversity	Equality and diversity are not relevant to the proposal in this report.
Ward Affected	Pierremont
Groups Affected	No groups are affected by the proposals in this report.
Budget and Policy Framework	This decision does not represent a change to the budget and policy framework.
Key Decision	This is not a key decision
Urgent Decision	This is not an urgent decision.
One Darlington: Perfectly Placed	The development of the former Cockerton Depot site on land to the rear of Tandridge Court, off Woodland for a self-build housing development is a perfectly placed development.
Efficiency	This report will not deliver any efficiency savings, nor will it require additional staff time/resource over and above what is already available.
Impact on Looked After Children and Care Leavers	No impact

MAIN REPORT

Background

10. The Council demolished the timber constructed former Cockerton depot building several years ago, leaving the concrete base and a brick built lock up garage on the site. The lock up garage is no longer in use and the land which has stood vacant for years is now considered surplus to operational requirements.
11. The site can be accessed by vehicles and pedestrians and will have shared access with the occupiers of Tandridge Court.
12. The Council is required to deliver sufficient serviced plots to meet the need identified on the Self-build and Custom Housebuilding Register. In Darlington this is currently one plot by October 2020 and one in the following year by October 2021. A serviced plot of land is a plot of land that either has access to a public highway and has connections for electricity, water and wastewater.
13. Subject to Cabinet's approval it is intended that the site be included in the Self-build and Custom Housebuilding Register and an outline planning application be made for self-build residential development on this site. It is envisaged that this site will accommodate up to two plots, which if approved will meet the Council's duty under the Self-build and Custom Housebuilding Act 2015. The plots would then be available for potential purchasers of self-build plots.

Proposed Terms.

14. The Council will offer the self-build plot(s) for sale on a building licence and on completion of the development in accordance with the planning permission the Council would then transfer the freehold to the self-builder.

Planning Comment

15. The proposal to develop this land for a self-build residential development and its inclusion on the Council's Self-Build and Custom Housebuilding Register needs to be considered in the context of national and local planning policies and the development will require planning permission.

Financial Implications

16. The sale of this land will achieve a capital receipt for the Council.
17. The council opted to tax for VAT purposes on the land on the 29 July 2019, however, the option will not apply as the land is being sold to an individual for construction of a dwelling.

Legal Implications

18. As this proposal concerns the sale of land, the Council must ensure that it complies with S.123 of the Local Government Act 1972. Save for the above there are no legal implications arising from the proposal in this report at this stage, though legal implications may arise following title investigations.

Consultation

19. Internal consultation on the proposal to dispose of the Council's land have raised no objections. External consultation would be carried out as part of the planning process.