

**CABINET  
5 NOVEMBER 2019**

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**LAND AT SNIPE LANE, DARLINGTON – PROPOSED ACQUISITION**

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**Responsible Cabinet Member - Councillor Charles Johnson  
Efficiency and Resources Portfolio**

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

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**SUMMARY REPORT**

**Purpose of the Report**

1. To seek approval for the acquisition of the house and 5.3 acres of land at Snipe Lane, **shown hatched on the attached plan (Appendix 1)**.

**Summary**

2. In March 2018 Members authorised the acquisition of 55 acres of land at Neasham Road for potential residential development, and to facilitate the relocation of the Cattle Mart from Clifton Road.
3. The Neasham Road land is proposed to be developed in parts as private housing in conjunction with the Council's developer partner and as a site for affordable housing with the Council building social homes as Council Housing by Building Services subject to planning permission).
4. The house and land to be acquired is adjacent to the Neasham Road land and situated between the A66 and the Council's Geneva Woods Nature Reserve that extends to 5.3 acres over three fields including the existing house.
5. In informal negotiations the owner has provisionally agreed to sell his land holding to the Council on the terms set out in **Appendix 2** to this report.

**Recommendation**

6. It is recommended that:-
  - (a) The house and 5.3 acres of land at Snipe Lane identified in the report be acquired on the terms set out in Appendix 2.
  - (b) The AD Law and Governance be authorised to document the acquisition of the property accordingly.

## Reasons

7. The recommendations are supported by the following reasons:-
- (a) To acquire land for potential future residential development.
  - (b) To give the Council control of land adjacent to its currently proposed residential development site at Neasham Road.

**Ian Williams**  
**Director of Economic Growth and**

## Background Papers

No background papers were used in the preparation of this report

Richard Adamson : Extension 6318

S17 Crime and Disorder	This report has no implications for crime and disorder
Health and Well Being	There are no Health and Well Being Issues
Carbon Impact and Climate Change	There are no sustainability issues
Diversity	There are no diversity issues
Wards Affected	Hurworth
Groups Affected	Not Applicable
Budget and Policy Framework	This report 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	There are no issues adversely affecting the Community Strategy
Efficiency	A stock of land for future residential development will help meet future housing requirements.
Impact on Looked After Children and Care Leavers	This report has no impact on Looked After Children or Care Leavers

## MAIN REPORT

### Information and Analysis

8. In March 2018 Members authorised the acquisition of 55 acres of land at Neasham Road for potential residential development and to facilitate the relocation of the Cattle Mart from Clifton Road.
9. The Neasham Road land is proposed to be developed in parts by the Council's developer partner and for affordable provision subject to planning permission.
10. The 5.3 acres of land at Snipe Lane shown hatched on the attached plan is immediately adjacent to the Neasham Road development land, is privately owned and is within an area which is identified as being suitable for future residential use in the draft local plan.

### Proposed Terms

11. In informal negotiations the owner has agreed to sell his property to the Council, subject to a satisfactory ground condition report.

### Valuation Comment

12. It is considered that the provisionally agreed purchase price represents the open market value of the land for residential development.

### Planning Comment

13. Planning permission will be required for residential development on the land. A planning application will be assessed in the context of local and national planning policies although the use of the land for residential purposes in this location is acceptable in principle.

### Financial Implications

14. The acquisition will be funded from the Economic Growth and Development Fund.

### Legal Implications

15. Specific legal advice is not required but the Assistant Director, Law and Governance, will be required to document the acquisition of the property and deal with any issues arising from the legal process.

### Consultation

16. Internal consultation has raised no objections to the proposed acquisition.