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EXECUTIVE DECISION RECORD

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| A1 Service Area | Enterprise |
| A2 Title | Lynwood Road, Branston – Outline Planning Application |
| A3 Decision Taken By | Deputy Leader |
| A4 Chief Officer | Andy O'Brien Please sign name:  |
| A5 Leader / Deputy Leader | Councillor Patricia Ackroyd Please sign name:  |
| A6 Date of Decision | 23rd November 2017 |

Confidentiality

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| A7 Is this Decision confidential by containing exempt information as described in Schedule 12A of the Local Government Act 1972? | No |
| A7.1 If yes, please state relevant paragraph from Schedule 12A LGA 1972. | N/A |

Scrutiny

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| A8 Which Scrutiny Committee should this decision be submitted to? | (Please tick as appropriate) ✓ |
| Scrutiny (Audit & Value for Money Council Services) Committee | <input type="checkbox"/> |
| Scrutiny (Economic Growth, Communities and Health) Committee | <input checked="" type="checkbox"/> |

B1 What is the Decision?

To approve the monies needed for the outline planning application to move forward with the sale of the land at Lynwood Road, Branston.

3rd of 3 EDRs

B2 What are the reasons for the Decision?

A report went to Cabinet in February 2016 which recommended that land for self build must be made available if the self build sector was to grow, and so it would be of huge benefit for the Council to provide a real development opportunity in the sector.

The Council owned site at Lynwood Road has been chosen for the proposed pilot scheme. The site appears to be marketable for a self-build pilot project due to its size, location and existing infrastructure that can be linked into.

Stage 1 of the first phase of the project is now complete. The marketing event was held on 31st January to establish interested parties who are committed to delivering self build in the Lynwood Road location.

From this event a register of all interested registrations of attendees and non-attendees will be compiled along with which plots people have expressed an interest in and any details of what they would like to build.

Stage 2 of the project was approval of monies for the completion of ecological surveys from Growth Point funding which was completed on 30th September 2017.

At the Cabinet meeting held on 15th May 2017 a report was taken on the levels of interest in the self-build project at Lynwood Road, Branston and the appraisal of options available for the land was considered.

Councillors noted the low level of interest and lack of commitment registered at the self-build event held on 31st January 2017 and the Housing White Paper.

It was resolved that the sale to open market be pursued. For this we would need to apply for outline planning.


Stage 3 of the project is for the approval of monies from Growth Point Funding for the submission of the outline planning application.

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| B3 What are the contributions to Corporate Priorities? | Using Council owned land within the Borough to increase the housing supply could stimulate regeneration. As such, this proposal supports the corporate priority to promote local economic growth. The subject of this report is a 2017/18 Corporate Plan target reference PLEG07. |
| B4 What are the Human Rights considerations? | There are no Human Rights issues arising from this decision. |

Financial Implications

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| B5 What are the financial implications? | The main financial issues arising from this decision are as follows: |
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| Revenue (Growth Point) | 2017/18 | 2018/19 | 2019/20 |
|--|---------|---------|---------|
| 1 st EDR – Marketing Ref No.720/16 | | | |
| 2 nd EDR - Additional Ecology Surveys Ref No.742/17 | | | |
| 3 rd EDR - Outline Planning Permission | £3,850 | | |

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| The finance section has been approved by the following member of the Financial Management Unit: | Please print name: ANYA MURRAY Please sign name:  |
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Policy Framework

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| B6 Is the Decision wholly in accordance with the Council's policy framework? | Yes |
| B6.1 If No, does it fall within the urgency provisions (Part 3 of the Constitution)? | NA |
| B6.2 Has it got the appropriate approvals under those provisions? | Yes |
| B7 Is the Decision wholly in accordance with the Council's budget? | Yes |
| B7.1 If No, does it fall within the urgency provisions (Part 3 of the Constitution)? | NA |
| B7.2 Has it got the appropriate approvals under those provisions? | Yes |

Equalities Implications

B8 What are the Equalities implications:

B8.1 The subject of this decision is not a policy, strategy, function or service that is new or being revised. An equality impact assessment is not required.

Risk Assessment

B9 What are the Risk Assessment implications:

B9.1 Positive (Opportunities/Benefits):

The opportunity to bring forward an appropriate development scheme for the land at Lynwood Road.

B9.2 Negative (Threats):

The risk of market fluctuations impacting the viability of any development scheme.

B9.3 The risks do not need to be entered in the Risk Register. Any financial implications to mitigate against these risks are considered above.

Legal Considerations

B10 What are the Legal Considerations:

B10.1 There are no significant legal issues arising from this decision.

This section has been approved by the following member of the Legal Team:

Please print name:

ANGELA WAKEFIELD

Please sign name:

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Sustainability Implications

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| B11 What are the Sustainability implications: |
| B11.1 The proposal would not result in an overall positive effect in terms of sustainability (including climate change and change adaptation measures). |
| B11.2 Positive (Opportunities/Benefits): N/A |
| B11.3 Negative (Threats): N/A |

Health & Safety Implications

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| B12 What are the Health & Safety implications: |
| B12.1 A Risk Assessment has not been carried out and entered into Harriet for all significant hazards and risks because there are no significant hazards or risks arising from this decision. |
| B12.2 N/A |
| B12.3 N/A |
| B12.3.1 Positive (Benefits) N/A |
| B12.3.2 Negative (Threats) N/A |

Key Decision

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| B13 Is this a Key Decision? | No |
| Note: A Key Executive Decision is one where: | |
| <ol style="list-style-type: none"> 1. REVENUE – Any contract or proposal with an annual payment or saving of more than £100,000 2. CAPITAL – Any capital project with a value in excess of £150,000 3. A decision which significantly affects communities living or working in an area comprising two or more wards. | |
| B13.1 If this is a Key Decision, is this an urgent decision such that a delay caused by use of the Call-in Procedure would <u>seriously</u> prejudice the public interest? | No |
| B13.2 If yes, has the Mayor or in his/her absence the Deputy Mayor or in his/her absence the Chair of the relevant Scrutiny Committee agreed that the decision will be exempt from Call-in? | NA |

NOTE: If this decision is subject to the Call-in Procedure it will come into force, and may then be implemented, on the expiry of 3 working days after publication – unless 10 Members of the Council call in the decision.

Please send the original signed document to andrea.davies@eaststaffsbc.gov.uk