

Cabinet Member for Jobs, Regeneration and Climate Change

20 December 2023

Name of Cabinet Member:

Cabinet Member for Jobs, Regeneration & Climate Change - Councillor J O'Boyle

Director Approving Submission of the report:

Director of Property Services & Development

Ward(s) affected: Bablake

Title:

Petition – Stop the Sale of Browns Lane to Developers.

Is this a key decision?

No

An ePetition has been received requesting the Council to stop the sale of land at Browns Lane to developers. This petition ran between 03/08/2023 to 28/09/2023 and attracted 1349 signatures.

In accordance with the City Council's procedure for dealing with petitions, those relating to these matters are heard by the Cabinet Member for Jobs and Regeneration and Climate Change. This report considers the petition and recommends that the Cabinet Member endorses the previous decision take by Cabinet in October 2018 to dispose of the site.

Recommendations:

The Cabinet Member for Jobs and Regeneration & Climate Change is recommended to:

1. Note the petitioner's concern.
2. Consider the petition and endorse the previous decision take by Cabinet in October 2018 to dispose of the site by tender.

List of Appendices included:

Appendix 1 – Cabinet Report 30th October 2018 entitled Land at Browns Lane, Coventry and plan of the site.

Other useful background papers:

None

Has it been or will it be considered by Scrutiny?

No

Has it been or will it be considered by any other Council Committee, Advisory Panel or other body?

No

Will this report go to Council?

No

Report title: Petition – Stop the Sale of Browns Lane to Developers.

1. Context (or background)

- 1.1 The land at Browns Lane was originally reserved in part for the expansion of the Jaguar car works. The allocated site is approximately 45 acres with approximately 42 acres within the Council's ownership as shown outlined in red with adjoining land ownership hatched on the attached plan. The density in the Local Plan outlines up to 475 dwellings could potentially be developed.
- 1.2 Parts of the allocated site are within separate ownerships and discussions have been undertaken with adjoining landowners and an agreement for collaboration has been reached.
- 1.3 Planning Committee resolved to grant outline planning consent for the development of the site in August 2023 and a S106 Agreement subsequently negotiated. Once this agreement is signed then planning consent will be formalised.
- 1.4 Throughout the planning process the views of residents were considered and the planning consent will provide for a substantially less densely developed site than was anticipated under the Local Plan (345 dwelling against 475). In addition, the site also provides for a care home facility to address an identified need within the city.
- 1.5 The site is not subject to any landscape or Green Belt designation; however, it has been designed landscape led approach that is sympathetic to its surroundings, which includes a landscaping buffer to the east of the site adjoining Coundon Wedge Drive. The scheme includes provision of public open space and green infrastructure, amounting to approximately 40% of the total site area. This will be publicly accessible for the local community and will provide a green network through the residential area. There will also be biodiversity enhancements and areas of recreational space.

2. Options considered and recommended proposal.

Option 1. To endorse the decision taken by Cabinet in October 2018 and proceed with disposal of the site (Recommended).

- 2.1 The site is allocated within the Local Plan for a residential development, and following the grant of planning consent will provide up to 345 dwellings including a minimum of 25% affordable housing.
- 2.2 The housing need within Coventry is substantial and the provision of new dwellings will positively contribute to the overall housing requirement. The development of this site is acceptable in planning terms, and this is established through the Local Plan process and through the grant of outline consent. In addition, the site provides for a care home facility to address an identified need in the city.
- 2.3 For these reasons it is recommended that the Cabinet Member endorses the decision made by Cabinet in October 2018 to dispose of the site by tender.

Option 2. To retain status quo and not proceed with the sale of the site (Not Recommended)

- 2.4 This option would be contrary to the decision of Cabinet who considered this matter in full and is therefore not recommended. To refuse to dispose of the site would result in much needed housing and a care facility not being delivered and the Council failing to achieve a capital receipt.

3. Results of consultation undertaken

No consultation has been undertaken as part of this report.

4. Timetable for implementing this decision

4.1 It is anticipated that the site will be offered for sale in 2024.

5. Comments from the Chief Operating Officer (Section 151 Officer)

5.1 There are no financial implications from implementing the recommendations of this report however, a failure to sell the site would cause the Council to forgo an important capital receipt.

6. Comments from the Chief Legal Officer

6.1 There are no legal implications of the recommended proposal.

7. Other implications

7.1 How will this contribute to achievement of the <https://www.coventry.gov.uk/strategies-plans-policies/one-coventry-plan>

The recommended proposal will contribute towards the Council's One Coventry Plan objectives of delivering providing both market and affordable housing to meet the needs of residents.

7.2 How is risk being managed?

There are no risks associated with this report.

7.3 What is the impact on the organisation?

No impact

7.4 Equalities / EIA

An Equality Impact Assessment has not been undertaken as the proposal concerns the land for redevelopment and no Council led services will be impacted.

7.5 Implications for (or impact on) climate change and the environment

The impact has been considered as part of the planning process.

7.6 Implications for partner organisations?

There are no implications for any partner organisations.

Report author(s):

Name and job title:

Richard Moon, Director Property Services & Development

Directorate:

Property Services & Development

Enquiries should be directed to the above person(s).

Contributor/approver name	Title	Service Area	Date doc sent out	Date response received or approved
Contributors:				
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Names of approvers for submission: (officers and members)				
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Legal: Oluremi Aremu	Head of Legal and Procurement Services	Law and Governance	24/11/2023	29/11/2023
Director: Richard Moon	Director of Property Services & Development	Property Services & Development	24/11/2023	04/12/2023
Members: Cllr Jim O'Boyle	Cabinet Member for Jobs, Regeneration and Climate Change		08/12/23	11/12/23

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Cabinet

30th October 2018

Name of Cabinet Member:

Cabinet Member for Jobs and Regeneration – Councillor J O'Boyle

Director Approving Submission of the report:

Deputy Chief Executive (Place_

Ward(s) affected:

Bablake

Title:

Land at Browns Lane, Coventry

Is this a key decision?

No

Executive Summary:

The Council owns the freehold of land located at Browns Lane comprising approximately 42 acres. The site has been allocated as future housing site in the adopted Local Plan.

The Local Plan evaluated the land at Browns Lane with a capacity of up to 475 dwellings.

The Coventry Local Plan was adopted by the Council on the 5th December 2017 and came into effect the following day.

It is proposed that officers instruct consultants to undertake requisite studies and to prepare and submit Outline Planning Applications for the land situated at Browns Lane. Subsequent to planning permission being granted, the site will be released for marketing and disposal by tender over the financial years between 2020-2022.

Recommendations:

Cabinet is requested to:-

- (1) Approve the undertaking of requisite studies and the preparation and submission of an outline planning application for residential development of the land at Browns Lane
- (2) Enter into negotiations with adjoining landowners for Browns Lane for a more comprehensive development (if applicable)
- (3) Approve the marketing and disposal of Browns Lane by tender
- (4) Delegate authority to the Director of Property Management & Property Services in consultation with the Cabinet Member for Jobs and Regeneration for any subsequent variation in terms.

- (5) Delegate authority to Legal Services Manager to execute all the necessary documentation for the freehold transfer of the land at Browns Lane.

List of Appendices included:

Appendix - Site Plan – Browns Lane

Background papers:

None

Other useful papers:

The Coventry Local Plan was adopted at full Council on the 5th December 2017, with adoption statements. The Local Plan can be viewed via the following link:

www.coventry.gov.uk/downloads/downloads/4881/adoption_statements

Has it been or will it be considered by Scrutiny?

No

Has it been or will it be considered by any other Council Committee, Advisory Panel or other body?

No

Will this report go to Council?

No

Report title: Land at Browns Lane, Coventry

1. Context (or background)

Land at Browns Lane

- 1.1 The land at Browns Lane was originally reserved in part for the expansion of the Jaguar car works. The allocated site is approximately 45 acres with approximately 42 acres within the Councils ownership as shown outlined in red with adjoining land ownership hatched on the attached plan. The density in the Local Plan outlines up to 475 dwellings could potentially be developed.
- 1.2 Parts of the allocated site are within separate ownerships and discussions will be required to establish a basis for collaboration if it can be agreed, if not, a masterplan excluding these areas will need to be developed.
- 1.3 An outline planning application is required to establish the principle and density of development on the land at Browns Lane. If recommendation 1 is approved, the expectation is to commence the preparation of the outline planning applications following approval and to submit a planning application during 2019.
- 1.4 Subject to outline planning permission being granted in respect of the outline application, the site will be marketed by tender however the timing of the release of the interest is to be decided.

2. Options considered and recommended proposal

To submit an Outline Planning Application and disposal of Browns Lane

- 2.1 Subject to successful negotiations with the adjoining landowners, the Council will submit an outline planning application to establish the principle and density. Providing outline planning permission is granted, the site will be subsequently marketed, and a net capital receipt will be received subject to any deductions regarding a share of the proceeds with adjoining landowners. However, it is anticipated that the Council can develop Browns Lane independently should this be necessary.
- 2.2 By promoting the land at Browns Lane, the Council will be releasing land for the development of new housing in accordance with the Local Plan supporting the on-going growth of the City. The capital receipts will support corporate objectives.
- 2.3 **Not to proceed** – If approval is not forthcoming the Council will lose the opportunity to secure the land for future development and support housing growth for the City. In addition, there would be the loss of a possible capital receipt to support ongoing corporate objectives.
- 2.4 It is therefore recommended that the Council enters into discussions with adjoining landowners and prepares the submission of the outline planning application for Browns Lane. Subject to planning approval, the site will be marketed and disposed.

3. Results of consultation undertaken

- 3.1 Browns Lane is allocated within the new Local Plan for residential development. The new Local Plan (in its current format) was subject to numerous rounds of consultation since 2014 including detailed consideration of the site referenced within this report. The Local Plan was also subject to a period of public examination between July 2016 and January 2017. For each site, the new Local Plan feedback was provided to the Councils Scrutiny processes for information. Officers

are advised that feedback from the consultation processes in relation to this site was limited. The primary point of discussion focused on the principle of removing land from the Green Belt which was a general point throughout as opposed to this site in particular.

- 3.2 As part of any future planning applications for the site, adjoining occupiers/neighbours/stakeholders will be consulted by the Council and they will have the opportunity to make representations via the planning process.

4. Timetable for implementing this decision

- 4.1 Providing Cabinet approval is given, the preparation for the outline planning application for Browns Lane will commence with an expectation that they will be submitted during 2019. Following receipt of planning approvals, the timing of the disposal will be confirmed at a later date, but it is anticipated that the capital receipt for this site will be received by no later than 2022 (unless the receipt is phased)

5. Comments from the Director of Finance and Corporate Services

5.1 Financial implications

The sale of the site located at Browns Lane will yield a capital receipt to the Council which will contribute to the Council's Corporate resources.

Any disposal costs for this site will be met from receipts.

5.2 Legal implications

The Council is under an obligation to obtain best consideration for land and property disposal transactions in accordance with the requirements set out in Section 123 of the Local Government Act 1972.

Officers within the Place Directorate (Legal Services) will prepare and complete the necessary documentation in respect of the freehold disposal site at Browns Lane.

6. Other implications

6.1 How will this contribute to achievement of the Council's Plan?

The delivery of circa 475 new homes will help support the growth of the city and ensure that a choice of housing will be delivered to meet the needs of local people. 25% of the dwellings will be allocated as 'affordable housing'. As the land is identified as allocated housing sites, the new homes will be well integrated into existing communities & infrastructure.

The net capital receipt will contribute towards corporate resources in future financial years

6.2 How is risk being managed?

The risks have been identified earlier in the report

6.3 What is the impact on the organisation?

Officer time in the Place Directorate will be allocated to deal with the preparation of the Outline Planning application, marketing and disposal of the site and the preparation and completion of the legal sales document.

6.4 Equalities / EIA

An equality impact assessment was undertaken for the Local Plan however an EIA has not been undertaken by officers for the proposal set out in this report as it relates to the granting of or the creation of a legal interest in the land and does not constitute a change in service delivery policy or the exercise of a public function.

6.5 Implications for (or impact on) the environment

The subsequent impact on the environment through the redevelopment of the site for housing will be in accordance with the Councils planning policies for sustainable development.

6.6 Implications for partner organisations?

There are no partner implications

Report author(s):

Name and job title:

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Principle Surveyor

Directorate:

Place

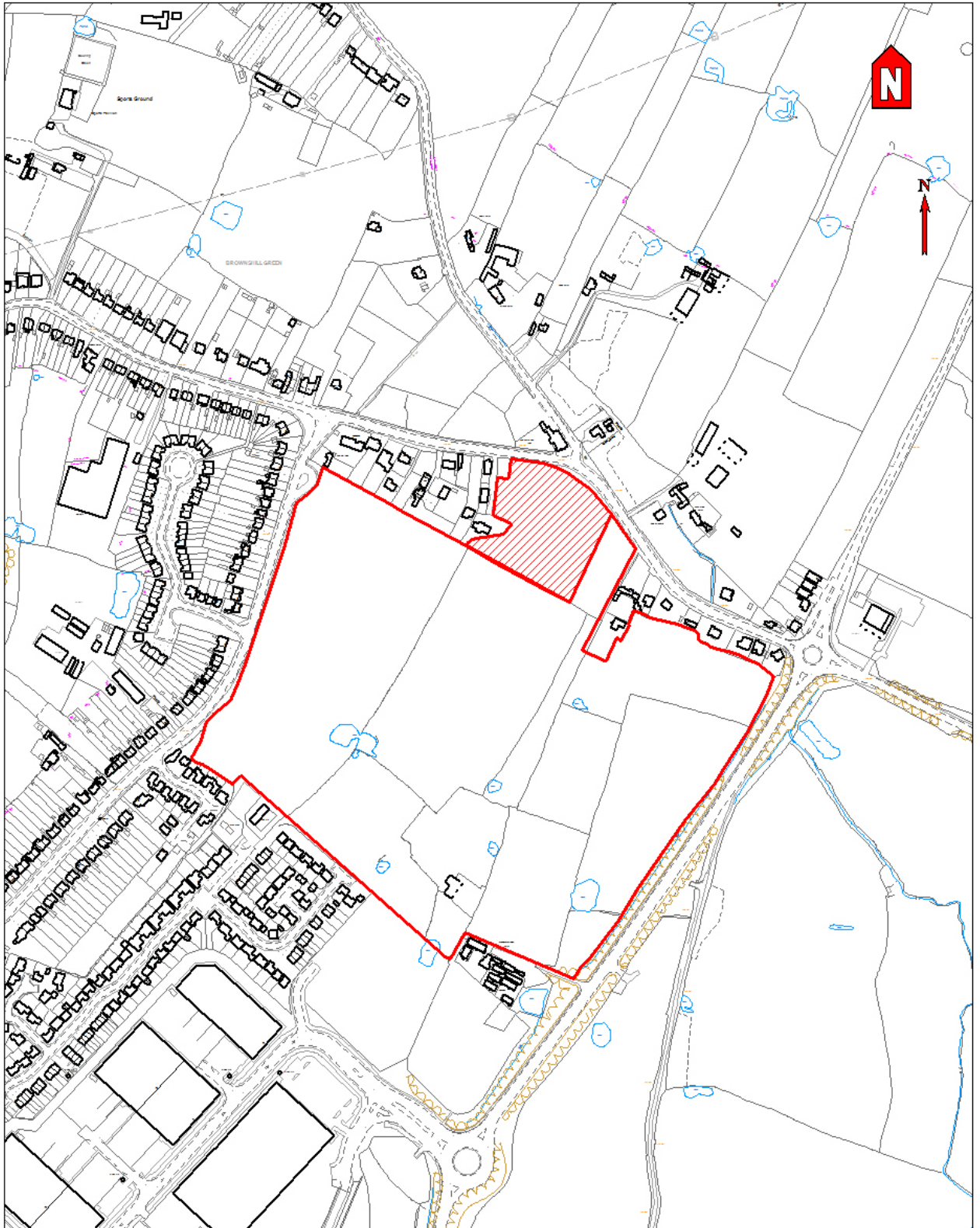
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Mark Andrews	Planning and Housing Policy Manager	Place Directorate	24.7.18	24.7.18
Lara Knight	Governance Services Co-ordinator	Place Directorate	23.8.18	23.8.18
Names of approvers for submission: (Officers and Members)				
Helen Williamson	Lead Accountant	Place	24.7.18	24.7.18
Julie Sprayson	Property Lawyer	Place	24.7.18	24.7.18
Martin Yardley	Deputy Chief Executive (Place)	Place	24.7.18	24.7.18
Councillor J O'Boyle	Cabinet Member for Jobs and Regeneration	-	03.9.18	03.9.18

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Browns Lane, Coventry -

Scale NTS Drawn by AW Date 23.08.2018

Martin Yardley - Director of Place
Richard Moon - Director Property Management & Property Services

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