

**ANGUS COUNCIL**

**POLICY AND RESOURCES COMMITTEE – 10 MARCH 2020**

**APPROPRIATION OF AREAS OF LAND BETWEEN GENERAL FUND AND THE HOUSING REVENUE ACCOUNT (HRA) AT BLOOMFIELD ROAD, ARBROATH**

**REPORT BY DIRECTOR OF COMMUNITIES AND DIRECTOR OF INFRASTRUCTURE**

**ABSTRACT**

This report requests approval for an area of the park at Bloomfield Road Arbroath to be appropriated to the HRA for the delivery of affordable housing and a smaller area from the HRA to form part of the park.

**1. RECOMMENDATION**

1.1 It is recommended that the Committee:

- (i) Approves that the site extending to 1,700sqm at Bloomfield Road Park Arbroath, (shown outlined as Area 1 on the plan at **Appendix 1**), is appropriated at nil value from the General Fund to the HRA for the delivery of affordable housing.
- (ii) Approves that an area of 185sqm (shown outlined as Area 2 on the plan at **Appendix 1**), is appropriated at nil value from the HRA to the General Fund to form part of Bloomfield Road Park.
- (iii) Notes that in exchange for the appropriation of land, the HRA will fund improvements to the park including provision of new play equipment, landscaping and pathways.

**2. ALIGNMENT TO THE ANGUS LOCAL OUTCOMES IMPROVEMENT PLAN/ CORPORATE PLAN**

2.1 This report contributes to the following local outcomes contained within the Angus Local Outcomes Improvement Plan 2017-2030 and Locality Plans:

**ECONOMY**

- An inclusive and sustainable economy

**PLACE**

- Safe, secure, vibrant and sustainable communities
- An enhanced, protected and enjoyed natural and build environment

**3. BACKGROUND**

3.1 Members will recall that Report 263/17 (Communities Committee, 15/8/17) approved the housing led regeneration of the Timmergreens area of Arbroath. Further to this, as part of the phasing for the regeneration, Report 205/19 (Developments Standards Committee, 18/6/19) approved the planning application for 14 new affordable homes. The permission includes landscaping, drainage, roads and a new playpark, on land adjacent to Bloomfield Place and Muirton Road, Arbroath.

3.2 As well as areas of hardstanding already owned by the HRA which previously housed lock up garages (now demolished), the 1.56HA new-build housing site also covers part of Bloomfield Road Park (also known as the Donkey Park) which is on the General Fund. The community (residents and Council tenants) were consulted extensively on the plans for the delivery of the affordable housing. As a result of this consultation, plans were amended to reflect their views,

including the proposal that an area of parkland could be utilised, in exchange for wider improvements to the park being funded by the HRA as part of the project.

#### **4 PROPOSALS**

- 4.1 The development will result in the net loss of around 1,515sqm of open space (Area 1 less Area 2 = net loss. Shown outlined on the plan at **Appendix 1**). However, the Council's open space audit for Arbroath significantly exceeds the Playing Fields Association (Six Acre) standard of 2.43HA per 1000 per head population (at 4.23HA per 1000 per head population). The Audit also indicated that Bloomfield Road Park would benefit from improvement through the provision of new play equipment, acknowledging that the existing equipment and surfacing at the site is in poor condition.
- 4.2 In return for the appropriation of net increase land to the HRA for the new affordable housing, improvements (funded by the HRA) would be carried out to the park, including the installation of a new playpark facility with an informal kick about area. A pedestrian and cycle route will also be provided through the park as part of an objective to improve active travel and safe routes to school around Arbroath. The existing pedestrian connections to Muirton Road at the north of the site would be enhanced with a public art gateway feature.
- 4.3 It is recommended that the 1,700sqm area of Bloomfield Road Park, (shown outlined as area 1 on the plan at **Appendix 1**), is appropriated at nil value from the General Fund to the HRA for the delivery of affordable housing.
- 4.4 It is recommended that 185sqm area of ground on the HRA (shown outlined as area 2 on the plan at **Appendix 1**), is appropriated at nil value from the HRA to the General Fund to form part of Bloomfield Road Park, Arbroath.

#### **5. FINANCIAL IMPLICATIONS**

- 5.1 There are no financial implications arising from this report. All costs will be contained in current HRA resources.

**NOTE:** The background papers, as detailed by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) which were relied on to a material extent in preparing this above report are:

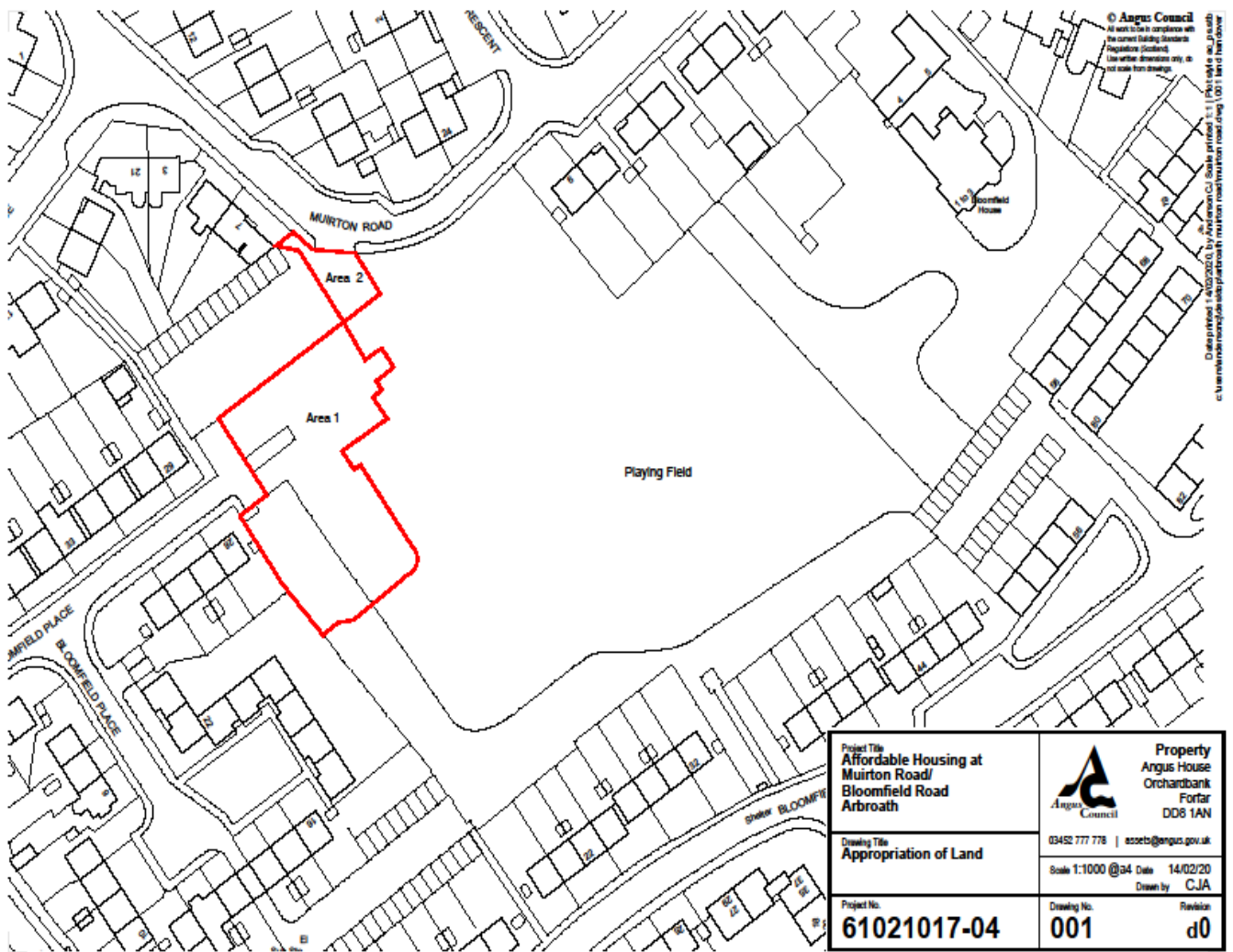
- Communities Report 263/17 - West Arbroath Regeneration
- Development Standards Report 205/19 - Planning Application – Playpark Bloomfield Road Arbroath


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Appendix 1 – Plan indicating site and area (extending to 1,700sqm) at Bloomfield Park Arbroath, to be appropriated to the HRA for the provision of affordable housing, and area (extending to 185sqm) to be appropriated to the General Fund for Bloomfield Park.

# Appendix



Project Title <b>Affordable Housing at          Muirton Road/          Bloomfield Road          Arbroath</b>	 Property Angus House Orchardbank Fortar DD6 1AN
Drawing Title <b>Appropriation of Land</b>	03452 777 778   <a href="mailto:assets@angus.gov.uk">assets@angus.gov.uk</a> Scale 1:1000 @A4 Date 14/02/20 Drawn by C.JA
Project No. <b>61021017-04</b>	Drawing No. Revision <b>001 d0</b>