

ANGUS COUNCIL

SPECIAL ARRANGEMENTS COMMITTEE – 23 JUNE 2020

LAND ACQUISITION – JUBILEE PARK, LETHAM

REPORT BY DIRECTOR OF INFRASTRUCTURE

ABSTRACT

The report seeks approval to acquire land at Jubilee Park, Letham on behalf of the Housing Revenue Account (HRA).

1. RECOMMENDATION

It is recommended that the Committee approves the acquisition of the land at Jubilee Park, Letham shown outlined on the plan at **Appendix 1** on behalf of the HRA for the development of affordable housing at a purchase price of £240,000.

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

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

PLACE

- Safe, secure, vibrant and sustainable communities
- A reduced carbon footprint
- An, enhanced, protected and enjoyed natural and built environment

3. CURRENT POSITION

3.1 A site extending to 2.3 ha between Bractullo Gardens and Letham Primary School is allocated for residential development in the Local Plan and is subject to a Planning Brief which was approved by Angus Council in February 2012 as per report 169/12

3.2 The western part of the site is in the ownership of the HRA while the eastern part of the site is in private ownership. The Planning Brief requires a co-ordinated approach to development of the site. To satisfy the requirements of the brief any planning application for housing should give consideration to the whole of the allocated site.

3.3 Access to the site is to be taken from the existing development at Bractullo gardens and /or Jubilee Park through the land in the ownership of the Council.

3.4 Provision of 0.7 ha of open space/playing fields is to be provided adjacent to the primary school is on the land which is currently in private ownership.

3.5 It is therefore proposed that the HRA purchase the site which is currently in private ownership in order to deliver a joined up development that not only meets the planning brief, but also fits the Letham village-scape, with an appropriate mix of houses that meets the needs of local families, and provides better connectivity between parts of the village and the school.

3.6 Independent valuations of the site have been carried out and terms have been negotiated with the owner to purchase the site for £240,000

4. FINANCIAL IMPLICATIONS

The acquisition of the site will incur capital costs to the HRA of £240,000. This can be accommodated within the HRA 5 year Financial Plan.

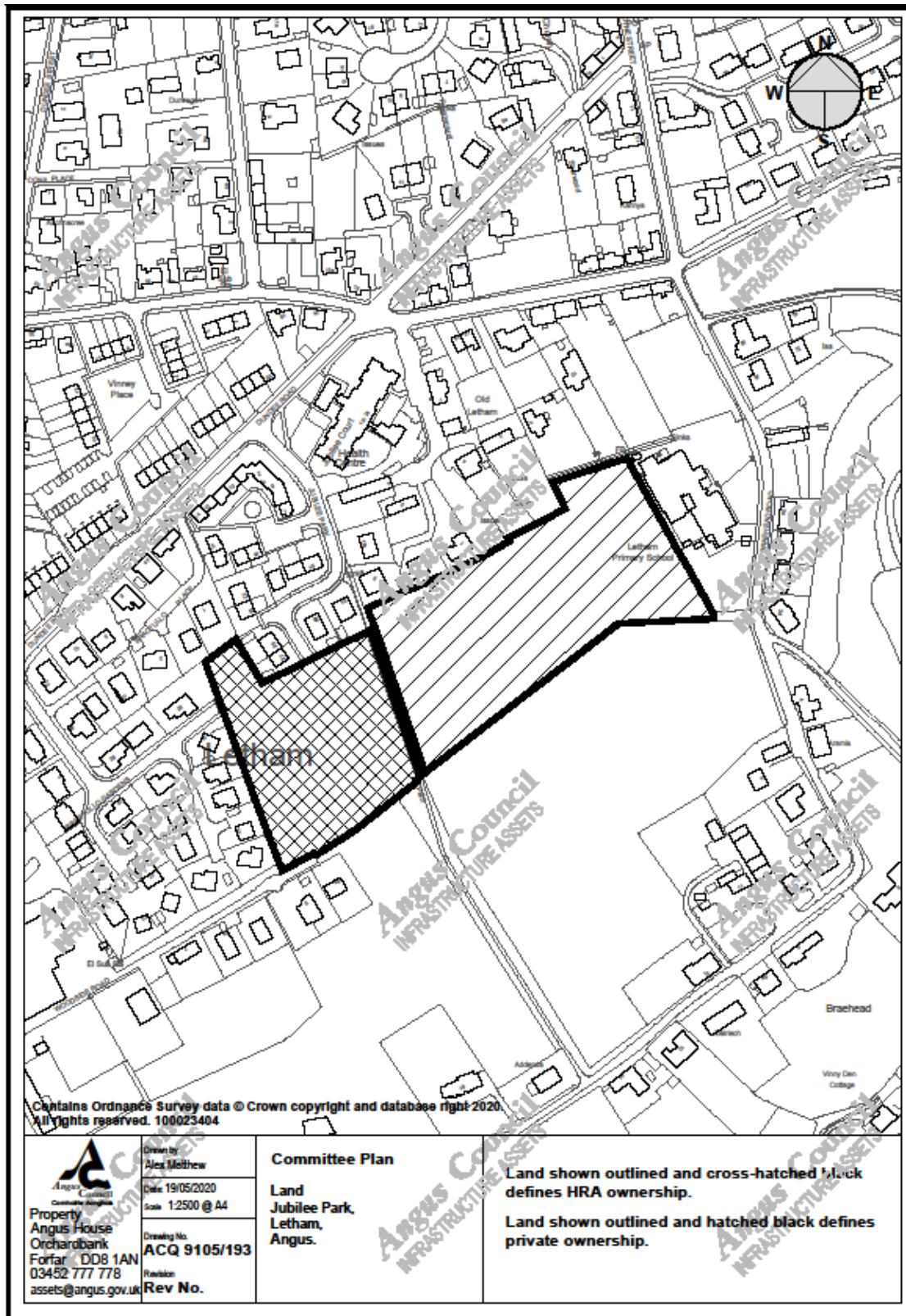
NOTE: No background papers, as detailed by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) were relied on to a material extent in preparing the above report.

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List of Appendices:

Appendix 1 – Plan

Plan – Jubilee Park, Letham



NB: plan is for illustrative purposes only. Final boundaries will be dependent on titles.