

AM 565-20

NEW FOREST NATIONAL PARK AUTHORITY

AUTHORITY MEETING – 9 JULY 2020

DEVELOPMENT OF TWO NEW AFFORDABLE HOMES AND HERITAGE CENTRE, LAND AT PARK LODGE, RINGWOOD ROAD, BURLEY BH24 4BS

Report by: Steve Avery, Executive Director

Summary

Members will be aware that officers have been working with Burley Parish Council over the last few years to acquire a plot of land to the rear of the NFDC car park in Burley for the purposes of providing two new affordable homes and a local heritage centre. Matters are now at an advanced stage such that we expect to complete the acquisition of the land very shortly. This report seeks the formal approval of the full Authority to complete the acquisition of the land as previously agreed at earlier RAPC meetings.

1.0 The agreement for lease

- 1.1 The agreement for lease was executed in December 2017 and commits both the Authority and the landowner, the late Mrs Dixon (and her successors in title), to complete the lease on the grant of planning permission and securing access to the site.
- 1.2 Planning permission was granted for the development (two affordable houses and a local heritage centre) in September 2018 (18/00517).
- 1.3 Since then, we have also reached agreement in principle with all the interested parties to secure access to the site across the NFDC car park, which will complete simultaneously with completion of the lease. This includes the necessary access licence from Forestry England, an easement from NFDC, and the modifications of covenants that restrict the use of the car park.
- 1.4 We are also finalising the details of an easement in favour of the Authority that will allow the development to connect to mains services.

2.0 Construction and future management of the development

- 2.1 At its meeting in March 2019 (NFNPA RAPC 369/19) Members agreed that the Authority would build and let the two affordable homes itself, similar to the earlier Bransgore Scheme.
- 2.2 NFDC building regulation approval for the two affordable homes was obtained in August 2019.
- 2.3 The local heritage centre is to be built and funded independently and a local

charitable organisation has been formed to progress this aspect of the proposal. In the event that the local heritage centre does not proceed for any reason, then the lease agreement makes provision for the Authority to build a further two affordable homes on the site in lieu of the heritage centre (subject to planning permission).

- 2.4 The March 2019 RAPC meeting also agreed that once a preferred contractor had been chosen following a competitive tendering exercise, then a further report would be made to the Authority meeting for Members to approve the associated build costs (using s106 developer contributions already collected to fund off site affordable housing schemes). The tendering process is due to commence shortly.

3.0 **Completing the lease agreement**

- 3.1 Whilst all steps taken to date have been agreed through the RAPC meetings, with regular updates presented to the Authority meetings through the Chief Executive's Report, the full Authority is required to formally approve the acquisition of the land – hence the reason for today's report.
- 3.2 Very sadly, the late Mrs Dixon passed away earlier this year but we are continuing to finalise matters with her estate, who remain very supportive of the scheme. Once probate has been obtained, we can then complete the agreement.
- 3.3 The cost of the land itself remains as previously agreed and reported to the RAPC meeting in February 2017 (NFNPA RAPC 323/17). Additional costs that remain payable (excluding the build costs referred to in paragraph 2.4 above) are in connection with the easement for services, associated legal and agent fees, the access licence and modifications of the restrictive covenants.

Recommendation:

- 1. Members approve the expenditure as detailed in this report and authorise officers to take all action as necessary to finalise the acquisition of the land and secure access to the site as previously agreed by the RAPC.**
- 2. Thereafter, a further report be presented to a future meeting of the full Authority to confirm the appointment of the preferred contractor and to approve the associated build costs.**