

SLOUGH BOROUGH COUNCIL

REPORT TO: Cabinet **DATE:** 14th June 2010

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PART I **NON-KEY DECISION**

APPROPRIATION OF LAND TO PLANNING PURPOSES, SLOUGH CANAL BASIN

1 **Purpose of Report**

The purpose of this report is to advise Members of the need to appropriate an area of land held for HRA Housing Amenity purposes to Planning Purposes.

2 **Recommendation(s)/Proposed Action**

Cabinet are requested to resolve:

- (a) That 0.11Ha/0.27 Acre of land off Kendal Close as shown on Plan attached as Appendix B be appropriated from HRA Housing Amenity to Planning purposes and
- (b) That the necessary procedures set out in paragraph 5.5 below be authorised.

3 **Community Strategy Priorities**

- A Cleaner, Greener place to live, Work and Play
- Prosperity for All

4 **Other Implications**

(a) Financial

There are no financial implications of proposed action

(b) Risk Management

Recommendation	Risk/Threat/Opportunity	Mitigation(s)
Cabinet agree to the appropriation of an area of land from HRA Housing Amenity purposes to Planning purposes.	Ability to consider inclusion of this land in the British Waterways redevelopment proposals can support regeneration of the Canal Basin area.	Terms of transfer to be approved in due course.

(c) Human Rights Act and Other Legal Implications

There are no Human Rights Act Implications.

(d) Equalities Impact Assessment

There are no Equalities impacts arising from this proposal.

5 Supporting Information

5.1 British Waterways and Travis Perkins have a joint proposal for the Redevelopment of their landholdings at Slough Canal Basin, Stoke Road. These proposals envisage:

- the redevelopment of land north of the canal for a redeveloped Travis Perkins builders merchants operation,
- opening up public access and creating public realm space at the eastern end of the canal and
- a mixed redevelopment of land south of the canal for mainly Residential purposes

as shown on the plan attached as Appendix A.

5.2 The redevelopment of a Travis Perkins Builders Merchants building and site, north of the canal requires a further area of land in SBC ownership to be incorporated into their site.

5.3 The area of land identified is presently held as Housing Amenity land and used as open space and extends to some 0.11 Ha /0.27 Acre and is Plot C2 on the plan, Appendix A. An electricity pylon is located in the south west corner of the land.

5.4 The council have been requested to grant an option on this land to the developers. Transfer/appropriation of this land for planning purposes will enable negotiations on proposed terms of disposal to be finalised and presented in future to Cabinet or delegated to the Director of Resources.

5.5 A local Authority is permitted to appropriate land where it is no longer required for its current purpose. However as the land is presently used as Open Space the Local Authority must conduct a consultation exercise and consider the responses received. It is proposed that this would be done by a further report to Cabinet.

5.6 In addition, the above proposal is the First Phase of a possible larger scheme in the area as set out in Slough Development Framework Submission, Site Ref SSA 17. The possibility of a partial redevelopment of further land in the Council's ownership in Bowyer Park in the future can be considered and, if considered appropriate, access rights retained through the Residential Development shown in these proposals, south of the Canal Basin.

6 Conclusion

Cabinet are requested to approve the appropriation of 0.11Ha/0.27 Acre of land off Kendal Close as shown on the attached Plan attached as Appendix B from HRA Housing Amenity to Planning and authorise the necessary procedures set out in 5.5 above.

7 **Appendices Attached**

'A' - Plan of proposed Slough Basin Redevelopment by British Waterways and Travis Perkins

'B' - Plan of land to be appropriated to Planning Purposes

8 **Background Papers**

'1' - Slough Development Framework Submission, Site Ref SSA 17