

Tuesday, 8 August 2023



MID SUFFOLK DISTRICT COUNCIL

DECISIONS NOTICE

**DECISIONS BY THE MID SUFFOLK CABINET
CALL IN DEADLINE 5:00PM ON 15 AUGUST 2023**

The following decisions have been taken by the Mid Suffolk Cabinet and will come into effect on 16 August 2023 unless the call-in procedure is activated. For clarity, where an item is 'to be noted', 'received' or recommended to Council for a decision, this is deemed not to be a formal Executive decision and so the call-in provisions will not apply.

MCa/23/8 THE APPROVAL TO CONSULT ON A REVISED TABLE OF FARES FOR HACKNEY CARRIAGES

It was **RESOLVED**: -

- 1.1 That the revised table of fares be approved for consultation as attached at Appendix A to this report, and in accordance with Section 65 of the Local Government (Miscellaneous Provisions) Act 1976.
- 1.2 That Appendix A be amended to read:- tariff 1 £7.50 for the first 2 miles.
- 1.3 That the Director for Operations be authorised in consultation with the Portfolio Holder to make changes to the table of taxi fares as required following the consultation.
- 1.4 That the consultation period commence from the 8th August 2023 for a period of 21 days.
- 1.5 That unless there were any exceptional circumstances, a further review of taxi fares would not take place until a period of 12 months had passed.

REASON FOR DECISION

To adopt the revised table of fares for Hackney Carriages within the Mid-Suffolk District.

To enable the trade within the District to continue to operate economically whilst still maintaining an efficient, safe and cost-effective service for those residents and visitors to Mid Suffolk who need to use the services of a Hackney Carriage.

Alternative Options Considered and Rejected:

Make no modification to the tariff table of maximum fares.

Any Declarations of Interests Declared: None

Any Dispensation Granted: None

MCA/23/9 ELMSWELL EXEMPLAR HOUSING SCHEME

It was RESOLVED: -

That option 3 be approved, to defer any further progress on this site until Part 2 of the Joint Local Plan had progressed.

REASON FOR DECISION

To allow a formal process to assess the suitability of the site for a range of uses.

Alternative Options Considered and Rejected:

- 1.1 Option 1 – Confirm and progress the original recommendation from the November 2022 Cabinet report to appoint Mid Suffolk Growth Limited (MSGSL) to deliver a market and affordable housing scheme.

Initial design and feasibility work has been undertaken by the design team within MSGSL to establish whether an exemplar low carbon scheme could be delivered on the site at Church Road in Elmswell. MSGSL were provided with a brief from Housing seeking an updated view on a previous masterplan for the site, to bring the design in line with the Council's aspirations for exemplar low carbon homes and sustainable place making through the Council's own developments.

The initial design work has concluded that an exemplar scheme (Passivhaus or equivalent standard) of circa 50 homes is achievable and would deliver new affordable and market housing that delivers on the Council's new design guide and specification, providing high quality sustainable new homes for residents. Elmswell is a sustainable location with amenities and facilities as well as good rail and road links. This is a large site, so it is appropriate to have a balance of tenures, using affordable rented, affordable home ownership properties and market homes to deliver a sustainable scheme and community.

By entering into a Development Agreement with MSGSL to deliver the scheme the Council would have access to the technical and professional design team required to progress the scheme through design, planning and ultimately to delivery.

The scheme would be funded partly through the General Fund (GF) and partly through the Housing Revenue Account (HRA).

There is £7m within the GF MTFS capital programme for the market housing element of the scheme, and £7m within the HRA capital programme for the affordable homes.

The market homes would be profit generating which would enable those funds to be reinvested across the district, it is anticipated the market homes would deliver circa 5% profit overall.

The affordable homes would be delivered in line with the updated Affordable Housing Strategy.

MSGSL was set up to enable the Council to deliver more new housing in line with the aspirations of the Council of the type of new homes they wish to deliver, in this case an exemplar low carbon scheme. Other partners may not wish to develop this scheme to this high standard, favouring a higher profit margin, so MSGSL is the preferred delivery option for this scheme.

The current high-level design would be reviewed in line with the responses received from the initial engagement event to address concerns relating to density, design and the provision of more open space. Further community engagement would be undertaken as the design evolved.

Appendix A shows the site location.

Appendix B shows the artist impression of how the site could look once completed.

2.2 Option 2 – Disposal of the Land

This land is owned by the Housing Revenue Account (HRA) and therefore it has a primary function to deliver new homes.

In some circumstances HRA land can be disposed of on the open market, this may need to be approved by the Secretary of State.

Land would have to be defined as being “surplus” meaning that it is not required to deliver more homes or is not capable of delivering homes.

As the land is suitable for housing, and in an area that has demand for new homes, the land is not deemed to be surplus, and therefore it is not appropriate to dispose of the land at the current time.

Should the Council wish to dispose of the site to generate a capital receipt, the anticipated highest value would be for residential development. A capital receipt from this site could be used to deliver housing elsewhere in the District, however this is unlikely to result in an exemplar scheme being delivered on this site and is unlikely to deliver the desired outcomes for the site. Further work would be required to establish whether a sale of the land would be achievable.

Any Declarations of Interests Declared: None

Any Dispensation Granted: None