

Agenda item:

Cabinet

23 March 2010

Report Title:	Bull Lane & Pasteur Gardens, N18
Report of: Julie Parker – Director of Corporate Resources	
Signed:	Date:
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Wards(s) affected: Out of borough (White Hart Lane)	Report for: Key Decision
1. Purpose of the report 1.1. The report on the confidential part of the agenda outlines an assessment of the Community Action Sport (CAS) proposal following receipt of a formal offer to purchase these two out of borough sites to develop and manage for sports, recreation and community use. It seeks to obtain a decision on the disposal of these sites.	
2. Introduction by Cabinet Member (if necessary) 2.1. See comments on report elsewhere on the agenda	
3. State link(s) with Council Plan Priorities and actions and /or other Strategies: 3.1. Proposals within the report elsewhere on the agenda are designed to make best use of the Council's property assets by retaining, developing or divesting, as appropriate, to ensure that the property holdings are aligned to council priorities. By addressing these two out of borough sites, the Council can contribute to the social, economic and physical regeneration of the area as well as potentially releasing capital resources to support the Capital Programme.	

4. Recommendations

- 4.1. See confidential report elsewhere on the agenda.

5. Reason for recommendation(s)

- 5.1. To achieve social, environmental and community benefits for the area by resolving the status of these underutilised out of borough sites and generate optimum capital receipts for the Council.

6. Summary

Background

- 6.1. These two out of borough sites at Bull Lane (11 acres) and Pasteur Gardens (6.75 acres) have been the subject of debate over the years. Community Action Sport (CAS) has made a number of representations to the council in respect of these sites.
- 6.2. Following cross local authority consultations and submission of a planning application by Haringey Council, Enfield Council approved proposals in April 2004 for a mixed use scheme permitting residential development on part of the Bull Lane site, subject to the delivery of specific improvements to the remainder of Bull Lane and the whole of Pasteur Gardens. Enfield's resolution was subject to a S.106 agreement covering the following key points;
- Housing development not exceeding 1.62 acres at a net density of 200 habitable rooms per hectare with the provision of affordable housing at 50% (nomination rights to be shared equally between the two Councils).
 - Delivery of improvements to Bull Lane and Pasteur gardens to include two football pitches and changing facilities.
 - Transfer of land from Haringey to Enfield of the remainder of Bull Lane and Pasteur Gardens with a sum of money payable by Haringey for the provision of improved facilities and future maintenance.
 - Provision and future retention of a footpath link between Bull Lane and Weir Hall open space.
- 6.3. Following a period of no activity in the negotiations active discussions resumed with Enfield Council during 2008 resulting in joint work being undertaken to prepare a Site Development Framework (SDF) for Bull Lane.
- 6.4. During this period representations continued to be made by CAS who stated that they would like to acquire the Bull Lane site from the Council and seek external funding for their proposals as an alternative to the mixed use scheme requiring funding from the S106 contributions.

- 6.5. Recognising that the Council did not wish to deal with Bull Lane in isolation (as it would not address the investment requirement and future management of the Pasteur Gardens site) CAS confirmed the incorporation of the Pasteur Gardens to their proposals. On the 27th October 2008, CAS submitted an “Outline Project for saving Bull Lane Playing Fields” formally requesting that the Council give them 6 months in which to prepare a business plan and secure external funding.
- 6.6. Further discussions were held with CAS and in November 2008, the Council formally wrote to CAS to agree the 6 months (expiring on 31 May 2009) in which to prepare and submit a sustainable business plan, secure external funding and demonstrate a robust delivery plan for their proposals.
- 6.7. Following a petition from the ParkView Rangers Football Club supporting CAS’s proposal for the retention of the Bull Lane site, Cabinet resolved on 16 December that the petition be noted and that the petitioners be advised that a Cabinet report on Bull Lane and Pasteur Gardens will be considered following receipt and assessment of Community Action Sport business plan.
- 6.8. Having reviewed the proposals subsequently submitted by CAS and further discussion on their development plans, CAS were asked to secure funding for the acquisition of the sites to enable the Council to consider their proposals and make a decision.
- 6.9. The report on the confidential part of the agenda updates the cabinet on the current position with CAS and Enfield and seeks to obtain a decision on the disposal of the sites.

7. Relevant officer comments are detailed in the confidential report elsewhere on the agenda.

8. Use of appendices /Tables and photographs

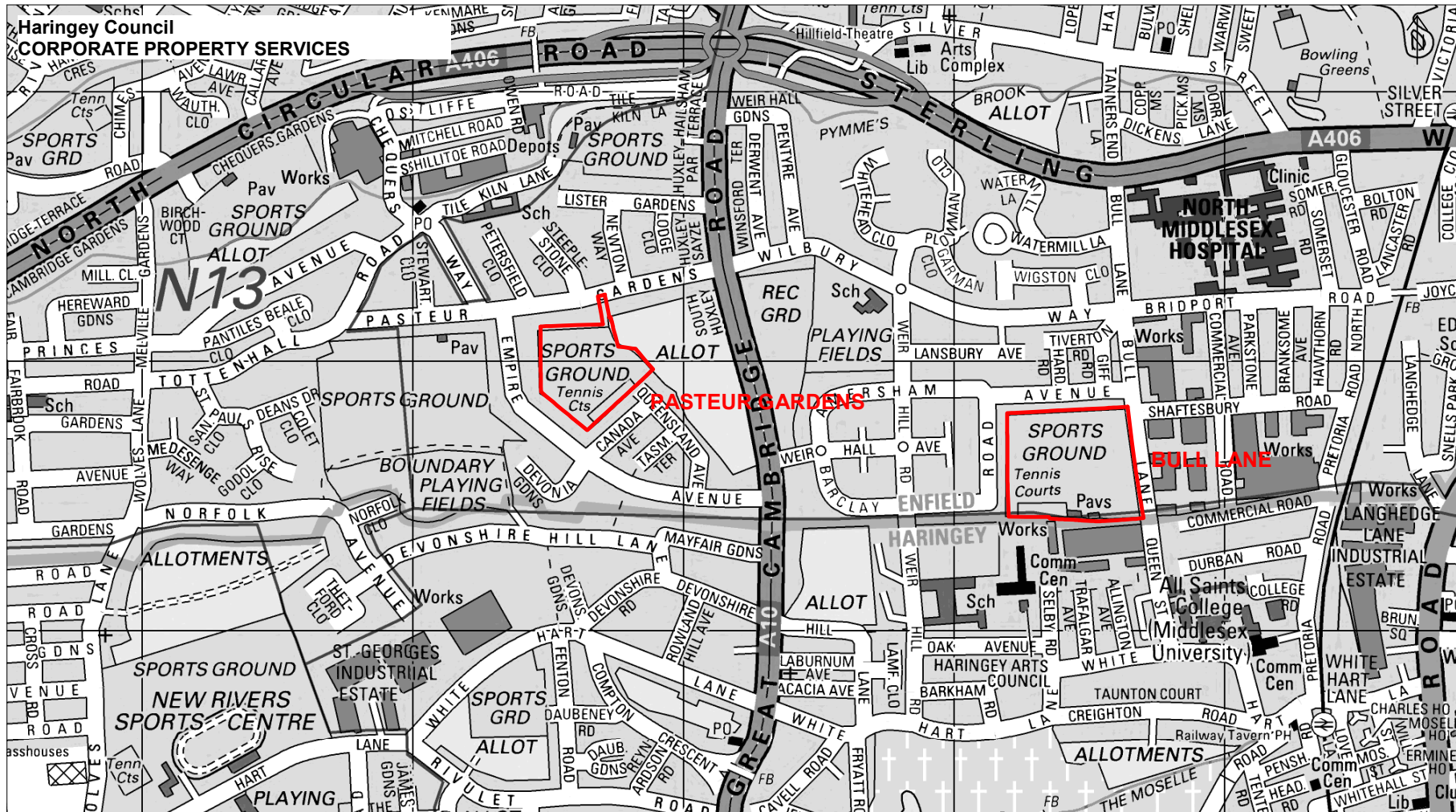
- 8.1. Appendix 1 - Location plan of Bull Lane and Pasteur Gardens
- 8.2. Appendix 2 - Site Plan of Bull Lane (also showing Weir Hall Site adjoining Devonshire Hill Primary school)
- 8.3. Appendix 3 - Site Plan of Pasteur Gardens

9. Local Government (Access to Information) Act 1985

Background and Supporting Information

- 9.1. Cabinet Report of 16 December 2008

Appendix 1



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Pasteur Gardens & Bull Lane Sports Fields
Edmonton
LONDON
N18

Site Area (hectares) :
 CPM No.

Overlay : Education - misc.
 Plan produced by Janice Dabinett on 04/08/2008

Scale 1:10000
 BVES Drawing No. A4 0511h

Appendix 2

