



To all Members of the Property Sub-Committee
c/o Members' Desk
Sessions House

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Ask for: Theresa Grayell

Date: 11 July 2018

Dear Member

PROPERTY SUB-COMMITTEE - TUESDAY, 17 JULY 2018

I am now able to enclose, for consideration at next Tuesday's meeting of the Property Sub-Committee, the following report(s) which were unavailable when the agenda was printed.

Agenda Item No

5 **Disposal of land at Langton Lane, Canterbury (Pages 3 - 16)**

Yours sincerely

A handwritten signature in black ink, appearing to read 'Ben Watts', is written over a faint, illegible printed name.

Benjamin Watts
General Counsel

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From Eric Hotson, Cabinet Member for Corporate and Democratic Services

Rebecca Spore, Director of Infrastructure

To: **Property Sub-Committee – 17 July 2018**

Subject: Disposal of Land at Langton Lane, Canterbury.

Classification: Unrestricted

Past Pathway of Paper: Policy and Resources Sub-Committee, 23rd June 2014

Future Pathway of Paper: N/A

Electoral Division: Canterbury City South

Summary: The report considers the proposed disposal of Land at Langton Lane, Canterbury.

Recommendation: The **Property Sub-Committee** is asked to comment on and note the current position and agree to continuing negotiations for the possible disposal of potential development land in accordance with the accompanying exempt report and the previous decision taken on 23rd June 2014.

1. Introduction

- 1.1 The land, outlined in red on the attached Site Plan, is located in Canterbury adjoining the southern extent of the urban area and comprises an open field extending to approximately 5.78 hectares (14.28 acres).
- 1.2 KCC have historically been approached by parties looking to work more strategically on broader land holdings, or purchase the land directly from us, and there are currently three offers in discussion from parties looking to acquire the land.
- 1.3 Canterbury City Council owns the adjacent farmland and together with the KCC land forms a site allocated within the Canterbury local plan for future housing delivery.
- 1.4 We have obtained an agreement with the Simon Langton Boys School to the south to grant us access over their land for the purposes of future development. This combined with access over the Canterbury land allows for adequate access to service the site.

2. Financial Implications

- 2.1 The value of the site is now considered to be greater than the values discussed when decision 14/00080 was made in 2014, mostly as a result of appreciation in the property market.

3. Planning

3.1 The site is included in the emerging Local Plan for Canterbury as part of a Strategic Allocation (SP3) for the south of the City to enable a comprehensive development including residential, employment, open space, local centre, relocation of the Kent and Canterbury Hospital, highway improvements etc.

3.2 The site does not however have the benefit of a planning consent.

4. Disposal options

4.1 We currently have three offers for the land at various stages of negotiation.

5. Increasing opportunities, improving outcomes

5.1 This decision relates assists in securing capital receipt to fund the Capital Programme and to streamline the Council's property portfolio to achieve financial and efficiency benefits in line with the Asset Management Strategy.

6. Consultations

6.1 The local member and member for adjoining division have been informed

7. Recommendation

7.1 The **Property Sub-Committee** is asked to comment on and note the current position and agree to continuing negotiations for the possible disposal of potential development land in accordance with the accompanying exempt report and the previous decision taken on 23rd June 2014.

8 Background Documents

- Site Plan
- Record of decision 14/00080

9 Contact details –

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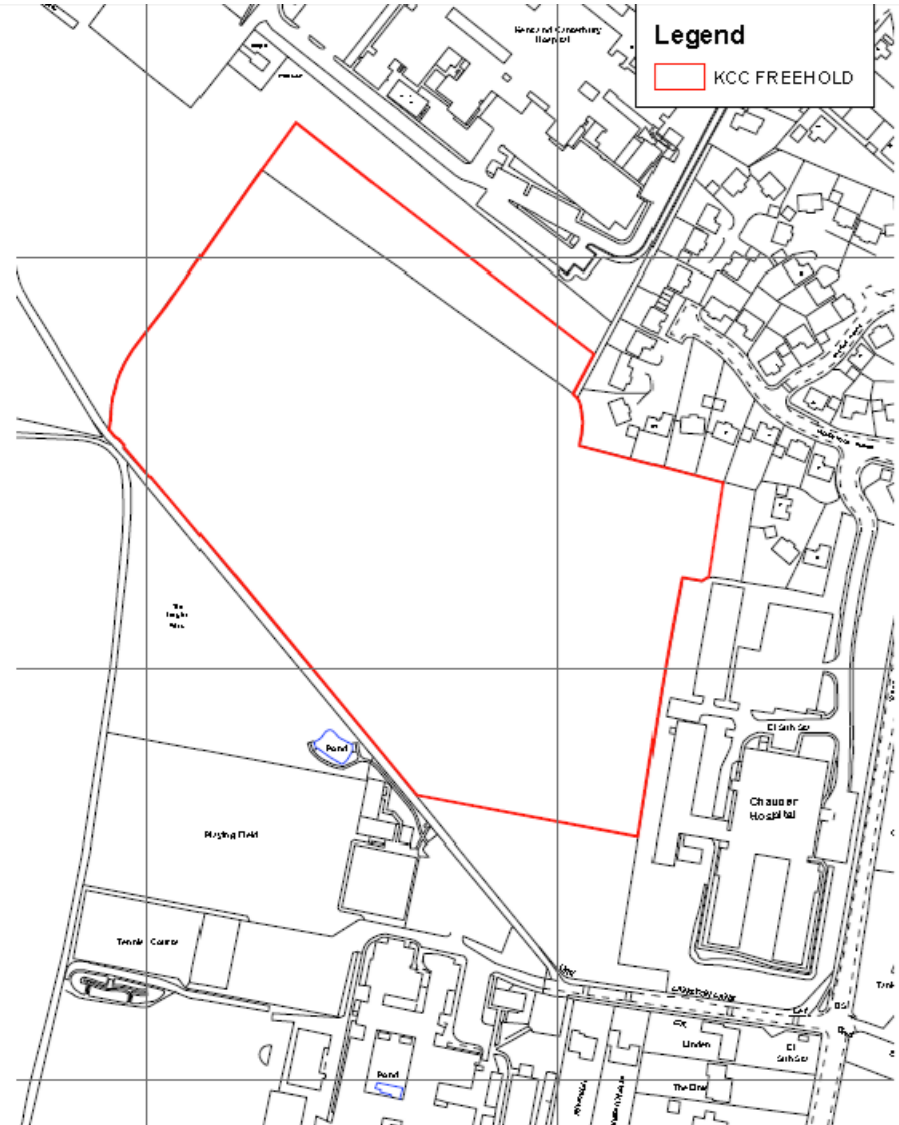
By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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Location Plan



Site Plan

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KENT COUNTY COUNCIL – RECORD OF DECISION

DECISION TAKEN BY:

Gary Cooke – Cabinet Member for Corporate and Democratic Services

DECISION NO:

14/00080

For publication.

Key Decision

Decisions which should be regarded as Key Decisions because they are likely to have a significant effect either in financial terms or on the Council's services to the community include:

(a) Decisions about expenditure or savings over £1,000,000 which are not provided for within the approved budget or Medium Term Financial Plan.

Subject:

Disposal of Land at Langton Lane, Canterbury

Decision:

As Cabinet Member for Corporate and Democratic Services, I agree to continuing negotiations for the possible disposal of the above potential development land in accordance with the exempt Report to the Policy & Resources Property Sub-Committee Meeting held on Monday 23rd June 2014 and authorise the Director of Property, Infrastructure and Support to finalise the final terms of the proposed sale.

Reason(s) for Decision:

This Decision relates to the 'Bold Steps for Kent' in securing a capital receipt to fund the Capital Programme and to streamline the Council's property portfolio to achieve financial and efficiency benefits in line with appropriate property policy.

Cabinet Committee recommendations and other consultations:

The Policy & Resources Property Sub-Committee Meeting held on Monday 23rd June 2014 Resolved that the Cabinet Member's proposed decision to sell the land on the terms outlined be endorsed and that authority be delegated to the Director of Property and Infrastructure Support to adjust the final terms of the proposed sale, if necessary, to conclude the transaction.

Any alternatives considered:

Contained within exempt Report referred to above.

Any interest declared when the Decision was taken and any dispensation granted by the Proper Officer:

None

Signed

date

10/7/2014

