

**From:** Peter Oakford, Deputy Leader and Cabinet Member for Finance,  
Corporate and Trading Services and  
Rebecca Spore, Director of Infrastructure

**To:** **Property Sub-Committee**

**Subject:** **Disposal of former remote playing field, Whitehill Road,  
Gravesend DA12 5PS**

**Key decision:** **Expenditure or savings (capital receipt) of over £1m**

**Classification:** **Unrestricted**

Past Pathway of report: N/A

Future Pathway of report: N/A

Electoral Division: Gravesend East

**Summary:**

This report considers the proposed sale of the Council's former remote playing field, Whitehill Road, Gravesend, Kent DA12 5PJ.

**Recommendation(s):**

The Property Sub-Committee is asked to endorse or make comments on the proposed decision by The Deputy Leader and Cabinet Member for Finance, Corporate and Traded Services to approve the disposal of the former remote playing field at Whitehill Road, Gravesend, Kent DA12 5PJ, and to delegate authority to the Director of Infrastructure, in consultation with the Deputy Leader and the Cabinet Member for Finance, Corporate and Traded Services, to finalise the terms of the proposed sale and to enter into the necessary documentation to conclude the transaction.

## **1. Introduction**

1.1 This KCC property (the site) comprises a c.2.22-acre former remote playing field at Whitehill Road, Gravesend, which has been disused for educational or any other purpose for over 14 years. The site has been declared surplus to the Council's requirements and there are no other operational requirements by the Council. The site is relatively flat, regular in shape, secured by a gate and padlock with a routine maintenance regime in place. A site plan is attached in appendix A.

## **2.**

- 2.1 Following assessment and strategic promotion in the Local Plan, the site received a housing allocation in Gravesend Borough Council's emerging draft Local Plan in autumn 2019.
- 2.2 As a result of the formal pre-application discussions, the recent draft Local Plan allocation of the site for residential and expert advice, it is considered a c.28-housing scheme could potentially be delivered, subject to planning and third-party land being secured to improve access, which is constrained.

## **3. Marketing**

- 3.1 A suitable land agent was appointed by the Council to assist with preparing the site for marketing, in line with its s.123 *best consideration* obligations, with open marketing commencing in October 2020, inviting both unconditional and subject-to-planning offers. A copy of the marketing pack is set out in appendix B.
- 3.2 Further details of the offers received are provided in the exempt report.

## **4. Financial Implications**

- 4.1 The sale of the property will result in a capital receipt for KCC which will be used to support the Council's Capital Programme. The exempt report sets out more detail on the financial obligations.

## **5. Legal implications**

- 5.1 Legal documentation will be progressed to implement the proposed sale.

## **6. Equalities implications**

- 6.1 There are no equalities implications.

## **7. Governance**

- 7.1 The site has been declared surplus to KCC's requirements with a key decision being sought in line with the Council's governance processes.

## **8. Conclusions**

- 8.1 This KCC site has been considered surplus to the Council's requirements for some time. Through local-plan promotion and consultation with adjoining owners, the site has been prepared and marketed in line with the Council's best-value obligations and will contribute to housing demand in the area, whilst generating a capital receipt to be reinvested in the Council's Capital Programme.

## **9. Recommendation(s):**

The Property Sub-Committee is asked to endorse or make comments on the proposed decision by The Deputy Leader and Cabinet Member for Finance, Corporate and Traded Services to approve the disposal of the former remote playing field at Whitehill Road, Gravesend, Kent DA12 5PJ, and to delegate authority to the Director of Infrastructure, in consultation with the Deputy Leader and the Cabinet Member for Finance, Corporate and Traded Services, to finalise the terms of the proposed sale and to enter into the necessary documentation to conclude the transaction.

## **10. Background Documents**

- 10.1 Appendix A Site plan
- 10.2 Appendix B Marketing details

## **11. Contact details**

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