

From: Rebecca Spore, Director of Infrastructure

To: Peter Oakford, Deputy Leader and Cabinet Member for Finance, Corporate and Traded Services

Subject: Decision 21/00021 - Disposal of former remote playing field, Whitehill Road, Gravesend DA12 5PJ

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

Classification: Unrestricted

EXEMPT Appendix C - not for publication paragraph(s) of Part I of Schedule 12A of the Local Government Act 1972

Past pathway of report: Property Sub-Committee, 26th February 2021

Electoral Division: Gravesend East

Summary: This report considers the proposed disposal of the former remote playing field site, Whitehill Road, Gravesend DA12 5PJ.

Recommendation(s):

The **Deputy Leader and Cabinet Member for Finance, Corporate and Traded Services** is asked to **agree** 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.
- 1.2 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.

- 1.3 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.

2. Marketing

- 2.1 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.
- 2.2 Further details of the offers received are provided in the exempt report.

3. Financial Implications

- 3.1 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.

4. Legal implications

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

5. Equalities implications

- 5.1 There are no equalities implications.

6. Governance

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

7. Conclusions

- 7.1 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.

8. Recommendation(s)

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10. Background Documents

- 10.1 Appendix A Site plan
- 10.2 Appendix B Marketing details
- 10.3 Appendix C - EXEMPT Property Sub-Committee Report - Whitehill Rd

11. Contact Details

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