

From: Gary Cooke, Cabinet Member for Corporate and Democratic Services
Rebecca Spore, Director of Property & Infrastructure Support

To: Property Sub-Committee – 22 September 2014

Decision No:

Subject: Disposal of Residential Development Land adjoining Great Clayne Lane Farm, Gravesend

Classification: For Publication

Past Pathway of Paper: Published on Forward Plan

Future Pathway of Paper: Cabinet Member Decision

Electoral Division: Gravesham East

Summary: This report considers the proposed disposal of residential development land adjoining Great Clayne Lane Farm, Gravesend.

Recommendation : The Property Sub-Committee is asked to consider and either endorse or make recommendations on the Cabinet Member's proposed decision to sell the land and to delegate authority to the Director of Property & Infrastructure Support to adjust the final terms of this proposed sale, if necessary, to conclude the transaction.

1. Introduction

- 1.1 The land is shown in red on the Site Ownership Plan attached at Appendix 1 and amounts to approximately 3.415 acres (1.382 Ha) which was marketed as part of a larger site of 11.538 acres (4.67 Ha) which overall has the benefit of an Outline Planning Permission for up to 130 residential units in total.
- 1.2 The land to be disposed falls within the ambit of a Joint Venture Agreement (JV) between The KCC and Sunray Developments Limited (previously The Fort Knight Group) dated 25th July 1997 as amended by an Agreement dated 15 November 2013.
- 1.3 The JV covers some 35 acres of adjoining previously undeveloped land owned separately by KCC and Sunray Developments Limited covering Westcourt Marshes and Great Clayne Lane Marshes on the eastern urban fringe of Gravesend.
- 1.4 Under the terms of the JV the entire 35 acres is to be promoted for development, both residential and industrial, and individual sites parcelled up and sold after first obtaining Planning Permission.

- 1.5 Thus far a number of sites have been sold in this way.
- 1.6 In addition to land owned separately by both KCC and Sunray Developments the larger site being currently marketed also includes land owned by the Rochester Bridge Trust (RBT) which is covered under a Participation Agreement dated 27 March 2014.

2. Planning

- 2.1 As stated above, the land is part of a larger site which enjoys the benefit of an Outline Planning Permission for up to 130 residential units in total issued pursuant to a S.106 Agreement dated 27 March 2014.

The principal Planning Conditions of note are:

- the requirement for 30% Affordable Housing with a 50:50 split between rented and shared ownership
 - the requirement for reinstatement and continuing management in relation to the adjacent SSSI
 - the requirement for highway improvements to the Lion Roundabout
 - a requirement for the ground to be raised
- 2.2 The S.106 Agreement secures, inter alia, the Planning Conditions mentioned above and financial contributions totalling approximately £63,602.

3. Disposal

- 3.1 The larger site has been marketed by RPC Land & New Homes Limited and informal offers sought on an unconditional basis, received, short-listed, interviewed and a preferred purchaser selected by the 3 vendors with Exchange of Contracts proposed by early September 2014 with Completion 28 days thereafter.
- 3.2 An Overage Clause has been included to allow for any uplift in planning density achieved.

4. Bold Steps for Kent and Policy Framework

- 4.1 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.

5. Consultations

- 5.1 A Briefing Note has been sent to the Division Councillors but no responses have been received.

6. Recommendation

- 6.1 The Property Sub-Committee is asked to consider and either endorse or make recommendations on the Cabinet Member's proposed decision to sell the land and to delegate authority to the Director of Property & Infrastructure Support to adjust the final terms of this proposed sale, if necessary, to conclude the transaction.

7. Background Documents

Site Plan attached.

8. Contact details

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