

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

To: Property Sub-Committee – 12 April 2016

Decision No: 14/00068b

Subject: Disposal of Land at Dumpton Park Drive (adjacent to Holy Trinity Primary School), Broadstairs

Key decision – *Affects more than 2 Electoral Divisions (Ramsgate & Broadstairs)*
Disposal of land with an anticipated capital receipt over £1m

Classification: Unrestricted

Past Pathway of Paper: this is the first committee to consider this report

Future Pathway of Paper: Cabinet Member Decision

Electoral Divisions: Broadstairs & Ramsgate

Summary: The report considers the proposed disposal of Land at Dumpton Park Drive (adjacent to Holy Trinity Primary School), Broadstairs, Kent, for housing development.

Recommendation(s):

The Property Sub-Committee is asked to consider and either endorse or make recommendations to the Cabinet Member for Corporate and Democratic Services on the proposed decision to sell the property, in line with the heads of terms agreed with a preferred bidder.

In the event of the deal with the preferred bidder proving abortive, for any reason, to delegate authority to the Director of Infrastructure, in consultation with the Cabinet Member for Corporate and Democratic Services, to select a new purchaser from the underbidders and agree terms of the proposed sale in line with S.123 requirements.

1. Introduction & Overview

1.1 The site, as shown outline in red on the attached plan, is 10,711sqm (circa 2.65 acres) in extent of vacant overgrown shrub land situated on the edge of the town adjacent to a housing estate; Holy Trinity Primary School; and a leisure area consisting of tennis courts, outdoor bowling and some informal public open space which has recently been awarded Village Green status. The site is secured with fencing with no public access and held freehold by KCC.

- 1.2 Initially it was proposed by KCC Education to use this land to extend Holy Trinity Primary School (owned by The Diocese) from 1FE to 2FE to meet growing pupil demand in the area. However, despite several years of discussions with the school's governors, the school were not prepared to extend the school.
- 1.3 KCC Education was therefore required to meet pupil demand in the area elsewhere by expanding Newington Primary School and subsequently from the construction of the new Ramsgate Freeschool. As a result, KCC Education formerly declared the site surplus in line with its estates strategy. A signed PIP12 form dated 20th January 2014 and the AEO's Statement supporting the disposal of this site are attached.
- 1.4 Options were considered by Disposals in respect of the proposed disposal with the recommended option to secure outline planning for housing in line with planning policy and market demand, whilst securing a developer buyer through open marketing. This was endorsed by the Director of Infrastructure.
- 1.5 Following a competitive open market and informal tender process, a preferred purchaser has now been selected, the commercially sensitive details of which are available in the Exempt report. A planning decision is due to be made by Thanet District Council's planning committee on 20th April 2016 following two deferrals to date due to minor administrative errors made by Thanet District Council in terms of its statutory consultation process.

2 Planning

- 2.1 Thanet's Strategic Housing Land Availability Assessment (2010) identified the site as having potential for housing development. According to this document, the site was scored as having 3 out of 4 for suitability, availability and achievability indicating its strength as a developable site. It has been estimated that the site is able to deliver 33 residential units comprised of houses or bungalows.
- 2.2 Kent County Council Housing Information Audit (2012/13), states that Thanet's five year housing supply was at 5.88 years. However, on further investigation in a recent appeal decision in June 2014 (ref: AAP/Z2260/A/13/2210854), the Planning Inspector stated Thanet's current position as falling short of their five year supply.
- 2.3 Notwithstanding the five year supply issues, the site is deemed a suitable windfall site which makes best use of underused, vacant land in the urban area and would constitute sustainable development in accordance with the National Planning Policy Framework, for which there is a presumption in favour.
- 2.4 As the site is considered potentially suitable for housing development, Disposals commissioned DHA Planning to prepare a suitable scheme for pre-app which was held with Thanet District Council on 22nd Oct 2014.

- 2.5 Thanet's formal response following pre-app was supportive of housing development, showing a preference towards the lower density 28 unit schemes, suggesting some minor amendments to its indicative layout such as the spacing between units.
- 2.6 Specialist residential land agents (RPC) have been consulted throughout the feasibility process on the proposed mix, density and scheme layout, to optimise the site's value and market appeal.

3. Marketing & Disposal

- 3.1 Simultaneously to the outline planning application being submitted to Thanet District Council the site was placed on the open market with RPC Land & New Homes. A copy of the marketing particulars is attached. A private treaty informal tender process was opted as the preferred disposal route seeking offers subject to the outline planning application being approved.
- 3.2 Considerable interest was shown during the marketing and 7 offers were received. The top three bidders were then interviewed and invited to make their "best & final" bids, clearly setting out any conditions along with proof of track record and funds to support their ability to perform.
- 3.3 A summary of all the bids and details of the preferred bid being recommended and the top tier underbidders are included within the Exempt report.

4. Conclusions

- 4.1 Following continued consultation and support from both KCC Education and the County Council's Asset Review Board, the site has been prepared for disposal and a planning application progressed.
- 4.2 The proposed disposal will generate a significant capital receipt to fund the Council's Capital programme and to streamline the Council's property portfolio to achieve financial and efficiency benefits in line with appropriate property policy.
- 4.4 Local Member (Mr Alan Terry & Mrs Zita Wiltshire) consultations were undertaken prior to submitting the planning application and commencement of marketing. No comments were received.

5. Recommendations:

The Property Sub-Committee is asked to consider and either endorse or make recommendations to the Cabinet Member for Corporate and Democratic Services on the proposed decision to sell the property, in line with the heads of terms agreed with a preferred bidder.

In the event of the deal with the preferred bidder proving abortive, for any reason, to delegate authority to the Director of Infrastructure, in consultation with the Cabinet

Member for Corporate and Democratic Services, to select a new purchaser from the underbidders and agree terms of the proposed sale in line with S.123 requirements.

6. Background Documents

6.1 Background documents that were relied on to a material extent in preparing the report:

- Site Plan
- Proposed scheme layout for 28, 3 to 5-bed houses (including 8 affordable homes) as submitted for outline planning consent
- Planning portal link to view full outline application is:
<https://planning.thanet.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NV4PFKQEG9600>

8. Contact details

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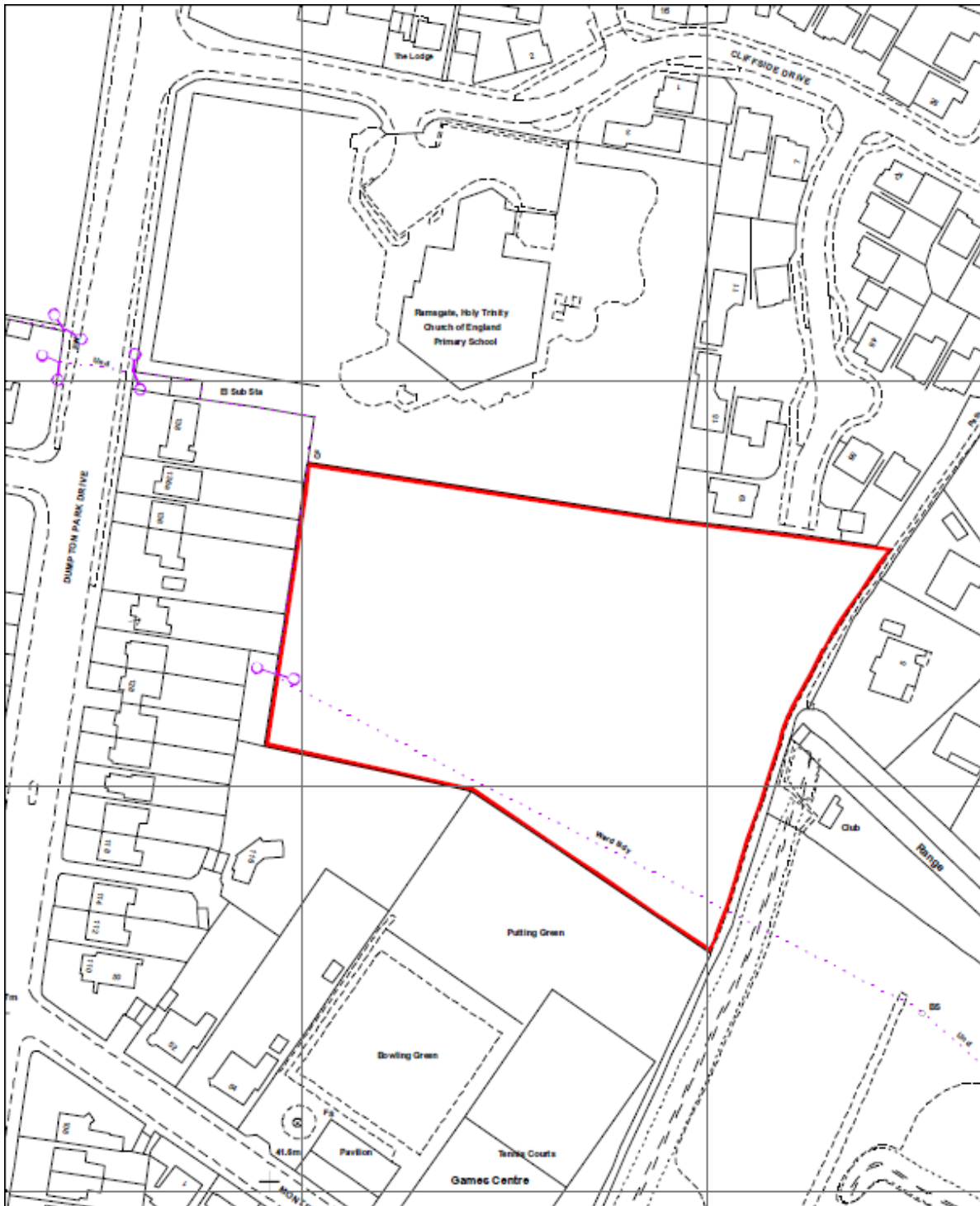
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Site Plan




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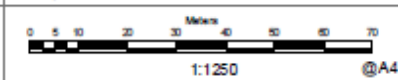
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**LAND AT DUMPTON PARK DRIVE
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Date
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