

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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