

Report to	-	Cabinet
Date	-	11 February 2019
Report of the	-	Executive Director
Subject	-	Development of Council Owned Sites

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**Recommendation:** It be **RESOLVED:** That the Executive Director be authorised to undertake investigations into development of the sites listed in Appendix 1 with a budget of up to £250,000 to be met from the Medium Term Financial Strategy Earmarked Reserve.

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**Head of Service: Ben Hook**

**Lead Cabinet Member: Councillor Maynard**

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## **Introduction**

1. In pursuance of the Council's Asset Management Plan a full review of the Council's land holdings and assets has been undertaken in order to identify sites considered suitable for development, redevelopment, sale or devolvement.
2. From these investigations officers have considered sites that may have potential for development. However, there is currently no budget available to undertake the work necessary to further assess these sites, to enable them to progress.

## **The Way Forward**

3. In order to progress the sites identified (Appendix 1), further feasibility work exploring demand, potential uses, technical viability, community benefits, ecological and environmental constraints, financial viability and suitability in planning terms will be carried out to prioritise these sites. In undertaking this work some abortive costs may be incurred due to sites being determined as unsuitable for development for planning, technical or other reasons.
4. A budget of up to £250,000 is recommended to facilitate further feasibility and technical work to determine suitability for development, and to enable the most suitable sites to be worked up to outline planning stage where appropriate. It is proposed that this initial cost is met from the Medium Term Financial Strategy Reserve, and is recovered where possible through any future receipts from the developed sites.

## **Conclusion**

5. To make best use of Council assets, Members are requested to authorise the Executive Director to advance investigations for development of these sites with a budget of up to £250,000.

Dr Anthony Leonard  
Executive Director

**Risk Assessment Statement**

Cabinet should note that abortive costs could be incurred should these projects not be able for development; however this risk will be mitigated through thorough site assessment and appraisal, careful management and effective pre-application liaison with Planners.

Without the necessary resources to undertake more detailed assessments these sites will remain as they are and therefore no income generation or housing development potential will be realised. It will therefore not be possible to achieve the best use of the Council's assets in the delivery of Corporate Plan and other policy objectives.

Identified Sites

<b>Asset Ref</b>	<b>Asset Name &amp; Town/Parish</b>
A024 / D031	Land at rear of Town Hall, Bexhill
B010 / C021	Land at The Gorses, Bexhill
B017	Land at Darvel Down, Netherfield
B033	Land at Kingsmead, Battle
B041 / F005	Land at rear of Watch Oak, Battle
B113	Land adj. Sidley House Allotments
B116	Land at Levetts Lane, Bodiam
B120	Land at Heathfield Gardens, Robertsbridge
B015 / B123	Land at Goddens Gill & Dixter Lane, Northiam
C001	Land adj. Gibbets Marsh Car Park, Rye
C006	Sidley Car Park (in part), Bexhill
C011	Market Square Car Park (in part), Battle
C012	Burwash Car Park
C017	Nothiam Car Park
C020	Pett Car Park
C022	Land at Oxenbridge Lane, Etchingam
C023	Former putting green, Old Lydd Road, Camber
C027	Sedlescombe Car Park
C029	Land at Beeching Close, Bexhill
E011	Cyprus Place, Rye
F035	Land adj. Workshops, Float Lane, Udimore
G006	Land at Park View, Brightling
G010	Land adj. Sands End, Farm Lane, Camber
G011	Land at Pett Road, Guestling (adj. Fairview)
N18	Land at Shrub Lane, Burwash
G013	Land at Coronation Cottages, Tinkers Lane, Ticehurst