

Committee:	<b>Lead Member for Learning and School Effectiveness</b>
Date:	<b>22 May 2012</b>
Title of Report:	<b>Disposal of surplus land at Beacon Community College (Academy)</b>
By:	<b>Director of Children's Services</b>
Purpose of Report:	<b>To seek approval for the disposal of surplus land at Beacon Community College following conversion to an Academy</b>

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**Recommendation:**

**The Lead Member is recommended to support the proposal for the disposal of surplus land identified in this report.**

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**1. Financial Appraisal**

1.1 At the Lead Members meeting on 14 September 2011 it was recommended that a hard-surfaced area at Beacon Community College be identified by the County Council for disposal. This area was formerly used by the school for tennis courts, but not within the last 5 years. A site plan is at Appendix 1, with the areas for disposal identified by purple hatched lines.

1.2 The north-east site is 18,537m<sup>2</sup> (this is the land closer to the top right of the plan) and the south-west site is 13,022m<sup>2</sup>.

1.3 The larger plot comprises in part a strip of land running to the rear of the houses at Hookwood Close and is let under licence to the residents in occupation. Interest from residents has been expressed in purchasing the land currently licenced to them. The remainder of this site is woodland and it may prove difficult to find a party interested in purchasing this land. A Public Right of Way runs partway through the site.

1.4 The second site (south-west) could be redeveloped for residential accommodation as it is bordering a neighbouring residential area and has provisional access. The site is however contaminated with Japanese Knotweed which will require specialist treatment.

1.5 Both sites will be subject to S.77 disposal issues, with disposal and receipts being managed corporately.

**2. Supporting information**

2.1 The school, which has now become an Academy, has sufficient external space without the land identified, and does not wish to retain the area of land in question.

2.2 There is no anticipated demand for increased school places in the Crowborough area and therefore no need to retain this land for education planning purposes.

2.3 The land is outside Wealden District Council's development area, which would infer a reluctance to accept any planning application for development of the land. This may also reduce the market value of the land.

**3. Conclusion and Reason for Recommendations**

3.1 As the land identified is not required by the new Academy and has no further use by Children's Services ('CSD'), it is recommended that it is declared surplus to CSD needs. The disposal will follow the agreed Corporate Process, such that prior to a recommendation to the Lead Member for Corporate Resources that the land be declared surplus to all ESCC requirements, other departments of the County Council will be consulted.

MATT DUNKLEY  
Director of Children's Services

Contact Officer: Roger Simmons, Children and Families Development Manager

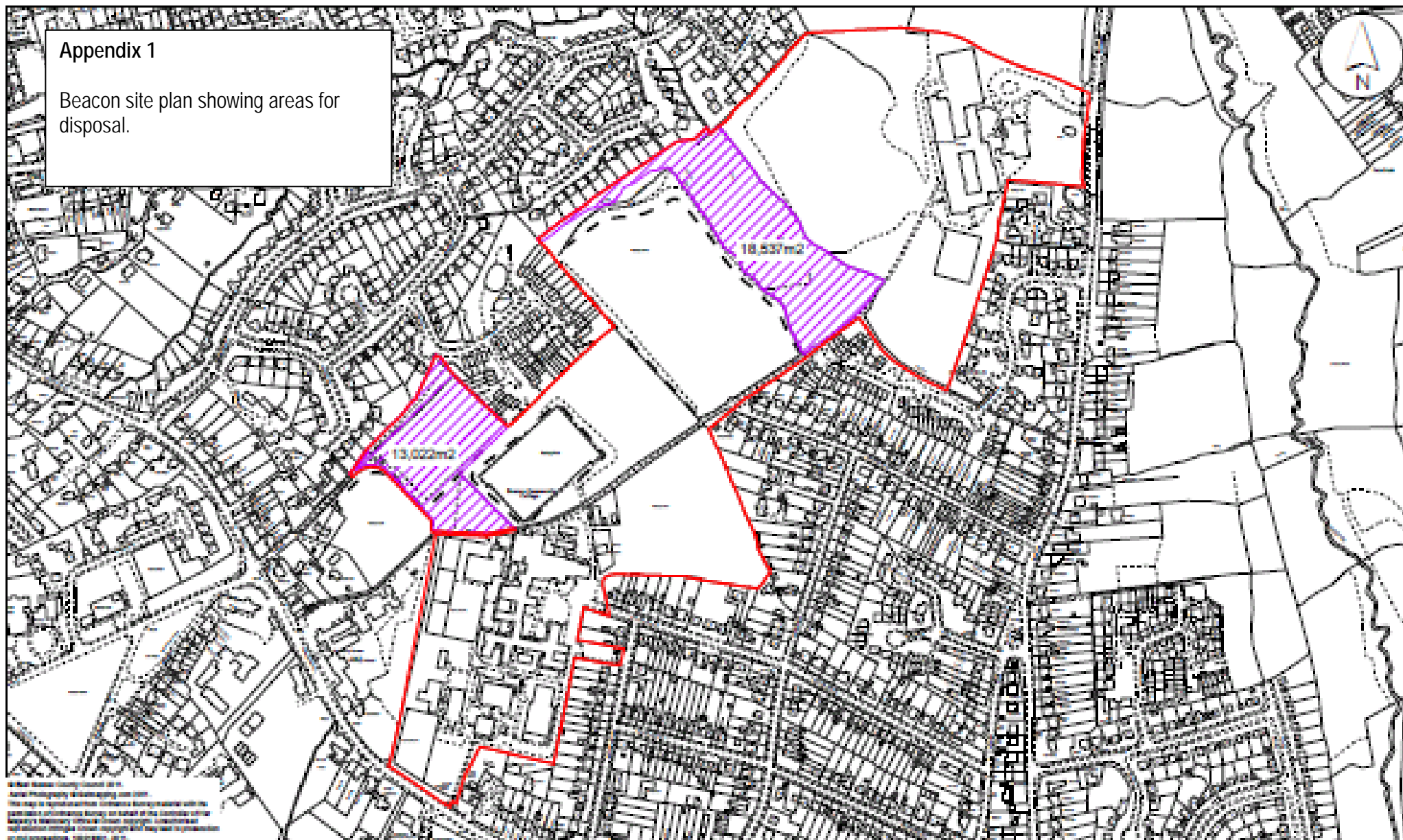
Tel: 01273-335522

Local Members: Councillor Richard Stogdon & Councillor Silvia Tidy

Background Documents: None

Appendix 1

Beacon site plan showing areas for disposal.

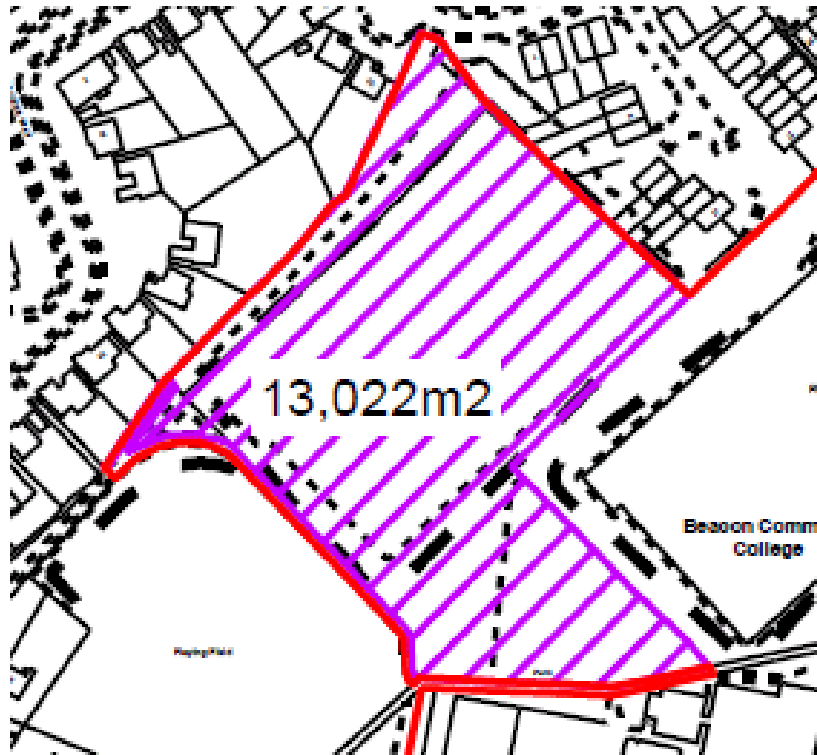


Map Title: Beacon Areas, Crowborough	
Date: 24 April 2012	Map No: 1
Scale: 1:5,000	Author: MWS/RP



Appendix 1 (cont)

Surplus land to the South West of the site



Surplus land to the North East of the site.

