

Report to: Lead Member for Resources

Date of meeting: 22 January 2019

By: Chief Operating Officer

Title: Land south of Greenacres Road, Westfield

Purpose: To seek Lead Member approval to (1) declare land surplus to the County Council's operational requirements and to (2) delegate authority to the Chief Operating Officer to secure best value through a disposal on the open market

RECOMMENDATION: The Lead Member is recommended to:

1) declare lands off Greenacres Road, Westfield, surplus to the County Council's operational requirements; and

2) delegate authority to the Chief Operating Officer to secure best value terms for a disposal in accordance with S.123 of the Local Government Act 1972.

1 Background Information

- 1.1 The property comprises an elongated and irregular shaped, and largely overgrown, parcel of land in the village of Westfield totalling approx. 1.6 acres (0.64 ha) .
- 1.2 Part of the land at its eastern end has main road frontage and there is potential for a small number of housing plots, subject to the usual town planning consents. The north-western boundaries of the land adjoin a number of residential properties, and several local residents have expressed interest in potentially securing part of the land for extended gardens.
- 1.3 The residue of land, south of Greenacres, could offer improved footpath access through this part of the village, with the Neighbourhood Plan suggesting possible alternate uses such as allotments..

2 Supporting information

- 2.1 The disposal of the land may facilitate some new local housing and could be used to improve local access points and/or new footpaths across the village.
- 2.2 A plan of the property (hatched in black) is attached in Appendix 1 and extends to approx. 1.6 acres (0.64 ha).
- 2.3 Internal consultation with Council Services has confirmed there is no further operational requirement for this property.

- 2.4 The Local Member has been consulted on this matter and has raised no objection to the proposal.

3. Conclusion and reasons for recommendations

- 3.1 The property offers no future operational use for the County Council and if retained could continue to incur security and maintenance costs. Part of the land has been previously licenced to adjacent houseowners, who may be interested in a purchase.
- 3.2 It is recommended that this property be declared surplus to the County Council's requirements and terms for its disposal, either as a whole or in lots, be delegated to the Chief Operating Officer to secure best value in accordance with the requirements of Section 123 of the Local Government Act 1972.

Kevin Foster
Chief Operating Officer

Contact Officer: Graham Glenn
Tel. No. 01273 336237
Email: graham.glenn@eastsussex.gov.uk

LOCAL MEMBERS

Cllr Carl Maynard

BACKGROUND DOCUMENTS

None

APPENDICES

Appendix 1 – Site Plan (not to scale)

Appendix I

