

# EASTERN SECTOR REDEVELOPMENT – GREAT DUNMOW

## COUNCIL, item 13

**Committee:** COUNCIL

**Date:** 12 DECEMBER 2006

**Title:** EASTERN SECTOR REDEVELOPMENT –  
GREAT DUNMOW

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Agenda Item

# 13

Item for  
decision

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### Summary

This report recommends that Members approve the disposal of land within the Eastern Sector redevelopment.

### Recommendations

That the land outlined in red on the attached plan is disposed of for the sum of £107,000.

### Background Papers

Planning approval reference 1185/02

Strutt & Parker correspondence

### Impact

Communication/Consultation	<b>N/A</b>
Community Safety	<b>N/A</b>
Equalities	<b>N/A</b>
Finance	<b>Monies previously allocated</b>
Human Rights	<b>N/A</b>
Legal implications	<b>Note reference to land value</b>
Ward-specific impacts	<b>Significant in the context of Dunmow</b>
Workforce/Workplace	<b>N/A</b>

### Situation

- 1 The Council has a long standing objective to see the appropriate redevelopment of land to the east of the High Street in Great Dunmow.

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- 2 Planning permission was granted in 2002 associated conditions were attached in relation to the Uttlesford District Council land contribution and to community benefit. These had been identified by Members as a pre requirement outline associated with any approval for comprehensive redevelopment. The legal agreement carries the following detail:-

Terms of the agreement:-

- 1 Land sale – the Council is proposing to sell the land shown red on the attached plan for £107,000.
  - 2 Land Swap – the Council is proposing to swap the land edged blue for the land coloured green; the land coloured blue will form part of the new pedestrian access, and the land edged green will be incorporated into the car park. The blue land is likely to become a liability if retained, and the Green land will add to the available parking spaces.
  - 3 The Developer is going to carry out infrastructure works (creation of new vehicular and pedestrian access to the car park to highway adoptable standards) for which the Council will pay up to £260,000 (dependent on the production of the necessary paperwork justifying that expenditure has occurred).
  - 4 The Developer has to enter into the necessary agreements with the Highways Authority for the creation and adoption of the new vehicular and pedestrian access and until such time as this has been done, the Council has no compulsion to complete the land transactions.
  - 5 The Developer is going to build the Council a new car parking area on the land edged orange on the attached plan, which is currently unusable due to previous usage – the developer is going to carry out all the necessary remedial work on this area, calculated to cost them £347,000 – if it costs them less, they will have to pay the difference back to the Council.
  - 6 The Developer will then create on that area an extension to the existing car par, and will resurface, provide necessary street furniture, etc for the entire car park – all of which is being done to the Council’s specification.
- 3 In 2003, Strutt & Parker advised of the value of Uttlesford District Council land as being £107,000 and that land values have moved in the interim of between 20 and 30%, ie at today’s value, the land is worth between £128,000/£139,000. They further advised that the land only has development potential as part of an overall scheme. Additionally, the Council has set aside £260,000 a proportion of which is Section 106 money to contribute to the infrastructure costs.
- 4 The Council has the power to dispose of land in any manner they wish. The only constraint is that any disposal must be for the best consideration reasonably obtainable, unless the Secretary of State consents to the sale.

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However, that consent is not required for a sale at less than best value if the purpose for which the land is to be disposed is likely to contribute to the achievement of the promotion or improvement of the economic, social or environmental well being of the local authority's area or part of it, and the difference in value is less than £2 million.

- 5 Building prices have also changed upwards in the interim by 15/20%. Thus with cost contribution and value frozen at 2003, figures, the current position represents better value to the Council. With these factors taken into account and the broader benefit to the community, disposal represents good value which will promote and improve the economic and social well being of the area.

### **Risk Analysis**

Risk	Likelihood	Impact	Mitigating actions
<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>