

Executive – 22 July 2010

POTENTIAL OPTION AGREEMENT AFFECTING LAND AT PARK & RIDE SITE, DARTMOUTH

Report of Head of Property Services

Statutory Powers: Local Government Act 1972

Financial Implications: The proposed land transaction may result in the Council receiving a capital receipt. There will be no loss in revenue as a result of the proposed transaction.

Purpose

1. This report seeks “in principle” agreement to enter into a land disposal option agreement which will help facilitate the delivery of “The Vision for Dartmouth” to create a new community hub at Townstal, Dartmouth.
2. This report supports the Council Priorities CP1 and CP2 by the enabling a mixed use development which will support the delivery of land for affordable homes and employment purposes.

RECOMMENDATION

That the Executive RESOLVES that:

In principle, the land is disposed of to the promoting developer for the purposes of delivering the new community hub as proposed in Proposal D1 of the Dartmouth Site Allocations Development Plan Document (Publication Stage), subject to a suitable alternative site for an enhanced park and ride facility being provided.

Background

3. On the 17 December 2009 under minute 65/09 Council approved the publication of the South Hams Local Development Framework - Site Allocations Development Plan Documents (Publication Stage).
4. The Park & Ride site as encompassed in Proposal D1 of the Dartmouth Site Allocations Development Plan Document (Publication Stage) is shown as the centre of a new Community Hub.
5. Millwood Homes as the promoting developer for this scheme is currently working with adjoining landowners to bring forward a comprehensive Masterplan to accord with the vision and aspirations for this area of Dartmouth as proposed by the Council.

6. At a recent meeting between Millwood Homes and their Consultants, Officers were asked to seek an 'in principle' agreement to proceed with the negotiation of an option agreement between the parties.

Financial Implications

7. It is the intention that by entering into this agreement the Council will receive an enhanced Park & Ride facility at nil cost to the Council together with a land receipt, the terms of which will be negotiated by the Head of Property Services and reported to a future meeting of the Executive for consideration.

Risk Assessment.

The following are the risks and opportunities identified:

Opportunity	Issues / Obstacles	Benefits
The proposed land disposal provides an opportunity to support the Dartmouth Site Allocations Development Plan Document (Publication Stage).	If Executive resolves that the land should not be disposed of to Millwood Homes then the vision of Proposal D1 within the Dartmouth Site Allocations Development Plan Document (Publication Stage) could be placed in jeopardy.	The proposal provides a timely opportunity to support a mixed use development which contributes significantly to the Council's corporate priorities.

Conclusion

8. This report sets out an opportunity for the Council to support Proposal D1 of the Dartmouth Site Allocations Development Plan Document (Publication Stage) to establish a new gateway to Dartmouth incorporating a new Community Hub, housing and employment opportunities.

Stephen Forsey
Estates & Development Manager

Executive
 22 July 2010

James Stubbs
Head of Property Services

Background Documents:

