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**LAND OFF ALVERTON DRIVE, HIGH GRANGE, FAVERDALE**

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**Responsible Cabinet Members – Councillor Stephen Harker  
Efficiency and Resources Portfolio**

**Responsible Director - Paul Wildsmith, Director of Resources**

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**SUMMARY REPORT**

**Purpose of the Report**

1. To consider declaring land off Alverton Drive, High Grange, Faverdale surplus to requirements and to seek authority to dispose of it by the most appropriate means.

**Summary**

2. The site extends to approximately 0.36 hectare (0.82 acres) and is the remainder of the Council's land ownership at High Grange.
3. It was originally retained for use as open space in connection with development of the Council's land to the north but no longer serves any useful purpose and is considered surplus to requirements.
4. The Council's 2009 Open Space Audit identifies the site as being of low quality and of low amenity value.
5. Residential development is now considered to be the most appropriate use for the land and a draft planning and development brief has been prepared.

**Recommendation**

6. It is recommended that:-
  - (a) The site is declared surplus to the Council's requirements and authority to dispose of it by the most appropriate means, be granted.
  - (b) The Director of Resources be authorised to conclude the sale of the site.
  - (c) The Assistant Director - Resources be authorised to complete the appropriate documentation to conclude the sale accordingly.

## Reasons

7. The recommendations are supported by the following reasons :-
- (a) To remove an ongoing maintenance.
  - (b) To achieve a capital receipt.

**Paul Wildsmith**  
**Director of Resources**

## Background Papers

No Background papers were used in the preparation of this report.

Guy Metcalfe : Ext 2735

S17 Crime and Disorder	This report has no implications for crime and disorder
Health and Well Being	There are no Health and Well Being Issues
Carbon Impact	There are no sustainability issues
Diversity	There are no diversity issues
Wards Affected	Faverdale
Groups Affected	Not Applicable
Budget and Policy Framework	This report does not represent a change to the budget and policy framework
Key Decision	This is not a key decision
Urgent Decision	This is not an urgent decision
One Darlington: Perfectly Placed	There are no issues adversely affecting the Community Strategy
Efficiency	The sale of the site will remove a maintenance liability and generate a capital receipt for the Council's MTFP.

## **MAIN REPORT**

### **Information and Analysis**

8. The site, indicated on the **attached** plan is approximately 0.36 hectares (0.82 acres) in area. Land formerly in Council ownership to the north of the site was used for the development of local, commercial services and a small block of apartments.
9. Originally the site was retained for use as Open Space within a scheme for a wider residential development incorporating the above. The 2009 Open Space Audit identified the site as being of low quality and of low amenity value and Policy 4 of the Open Space Strategy (2007) identifies occasions when the development of such land would be acceptable. It is considered that this site comes within that Policy.
10. A draft Planning and Development Brief has been prepared for the site which identifies residential use as the most appropriate but further community facilities would also be appropriate if there is any commercial demand. The brief also identifies a number of constraints on development including topography and access from the Public Highway.
11. It is considered these potential constraints are best addressed at the pre-planning application stage by the potential purchaser/developer.
12. Therefore it is expected that the selected purchaser will make obtaining an acceptable planning consent a condition of purchase and completion of the sale.

### **Financial Consideration**

13. It is proposed that the capital receipt from the sale will go in to the Council's General Fund and contribute to the MTFP.

### **Asset Management**

14. Following internal consultations there are considered to be no operational requirements for the site nor any strategic need to retain it.

### **Outcome of Consultation**

15. The Ward Member for Faverdale has been made aware of the proposed disposal and no objections received. Local residents will be consulted as part of the planning application process.