

**CABINET  
6 JULY 2021**

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**LAND AT FAVERDALE EAST BUSINESS PARK**

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**Responsible Cabinet Member – Councillor Charles Johnson  
Resources Portfolio**

**Responsible Director – Ian Williams, Chief Executive**

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**SUMMARY REPORT**

**Purpose of the Report**

1. To authorise the disposal of land at Faverdale East Business Park, Darlington shown shaded grey on the attached plan (**Appendix 1**), subject to the grant of planning permission for development.

**Summary**

2. The Council owns land at Faverdale East Business Park which is available for inward investment/industrial development and has already sold a number of plots over the last few years. The remaining land available for sale and development is shown as plots 1, 2, 3 and 4 on the attached plan and totals around 9.6 acres.
3. In July 2019 Cabinet approved the sale of the plot shown hatched on the plan and this sale has now completed. A number of enquiries have been received recently and negotiations are ongoing with potential purchasers for plots 2,3 and 4.
4. Terms have been provisionally discussed subject to abnormal development costs but can't be finalised without some detailed work on the part of the purchasers to get proposed designs drawn up.

**Recommendation**

5. It is recommended that :-
  - (a) The sale of 9.6 acres of land at Faverdale East Business Park be approved in principle with the Chief Executive Office being authorised to negotiate full terms in consultation with the Cabinet member for the resources portfolio and with the terms being reported subsequently on the Schedule of Transactions, and;
  - (b) The AD Law and Governance be authorised to document sales accordingly.

## Reasons

6. The recommendations are supported by the following reasons:-
- (a) To achieve a capital receipt for the Council, and;
  - (b) To assist business development and job creation in Darlington.

**Ian Williams**  
**Chief Executive**

## Background Papers

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

Richard Adamson : Extension 6318

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 and Climate Change	There are no sustainability issues
Diversity	There are no diversity issues
Wards Affected	Brinkburn and 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 Note - the SCS is currently under review and is due to be considered further at a meeting of Council on 15 July 2021
Efficiency	A capital receipt will help the Councils budget.
Impact on Looked After Children and Care Leavers	This report has no impact on Looked After Children or Care Leavers

## MAIN REPORT

### Information and Analysis

7. The Council brought forward land at Faverdale with some grant/loan funding from HCA, now Homes England, to create Faverdale East Business Park, a site available for inward investment/industrial development and some of this has already been sold to facilitate new developments for Davies Transport, Subsea Innovation, Allinsons Transport and JTM Plumbing. In July 2019 Cabinet approved the sale of the plot shown hatched on the plan to Allinsons Transport and this sale has now completed.

8. The remaining land available for sale and development is shown as plots 1, 2, 3 and 4 on the attached plan and totals 9.6 acres or thereabouts. Subject to access provisions the plots are capable of being sub-divided according to purchaser's size requirements.
9. The Council now has a number of enquiries from prospective owner occupiers wanting to relocate to and/or within Darlington and basic terms are being negotiated subject to abnormal development costs and purchasers defining their exact requirements.
10. In order to give some flexibility and to be able to respond to prospective purchasers in timely fashion it is recommended that the Chief Executive Officer be authorised to agree terms and complete the sales of the various plots as appropriate subject to the grant of planning permission but taking into consideration the need to reserve suitable access to land to the east that the Council acquired from St Modwen in 2020 (C125/Mar/20 refers).

### **Financial Implications**

11. The sale of the plots identified will achieve a capital receipt for the Council.
12. The council has elected to opt to tax on the site and any sales will be subject to VAT at the appropriate rate.

### **Legal Implications**

13. The Council has the power to sell land pursuant to s 123 Local Government Act 1972 and the proposed sale complies with the requirements of that Act as a sale for full value.
14. Specific legal advice is not required but the Assistant Director, Law and Governance, will be required to document the sale of the property and deal with any issues arising from the legal process.

### **Consultation**

15. External consultation will take place as part of the normal planning process. Internal consultation has raised no objections to the proposed sale.