

ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS

1. Meeting:	Cabinet Member for Regeneration and Environment
2. Date:	21 February 2011
3. Title:	Rationalisation of the Property Portfolio: Land to the rear of 22A West Park Drive, Swallownest Ward: 11 Rother Vale Ward
4. Directorate:	Environment and Development Services

5. Summary

To seek approval to use delegated powers to declare the above-mentioned asset surplus to the requirements of the Department of Asset Management.

6. Recommendations

- 1. That the Cabinet Member for Regeneration and Environment use his delegated powers to declare the asset surplus to requirements of Department of Asset Management.**

7. Proposals and Details

The subject grass/scrub land extends to approximately 2.435 acres in total and is crossed-hatched in red on the attached plan at Appendix 1. The asset was retained for future investment and as such has been managed through an agricultural tenancy since 1986.

The Director of Planning and Regeneration has advised that although the land falls within the residential allocation on the UDP, in this particular instance, this option would not be supported, as the site has been earmarked for local shopping and commercial purposes.

The Director of Planning and Regeneration has further stated that at the time of the new residential development to the west and south of the site, it was noted that the site would be best developed as a local retail centre, along with incidental greenspace under the electricity pylon that crosses the site on the eastern boundary. Additionally the high capacity electricity lines which cross the site would make it a poor environment for residential accommodation.

The Director of Planning and Regeneration has advised that a small supermarket; or a number of convenience shops with offices above would appear to be the most appropriate form of development for this site. The site has been left undeveloped with a view to providing for retail needs within the immediate locality. Any retail proposal would be expected to be limited to a scale appropriate to serving the local area.

The Director of Legal and Democratic Services has confirmed that there are no matters in the Council's freehold title to the land which would affect a disposal of the site.

The Strategic Director of Environment and Development Services, on behalf of the Director of Asset Management Department, and has agreed in principle to declare the asset surplus to requirements, subject to the approval of the Cabinet Member for Regeneration and Environment.

8. Finance

If the asset is declared surplus to requirements the asset will be transferred to the Property Bank and consideration will be given to its future use as per the normal Council procedures. A disposal of the asset will provide a substantial capital receipt for the Council.

9. Risks and Uncertainties

There are no risks associated with declaring the land surplus to requirements.

10. Policy and Performance Agenda Implications

A disposal of the site on the open market for retail purposes supports the council's strategy of sustainability helping to develop and stimulate local economic growth, providing local employment opportunities and services, and reducing the need to travel, therefore helping to reinforce Rotherham neighbourhoods and communities.

11. Background Papers and Consultation

Strategic Director of Environment and Development Services.

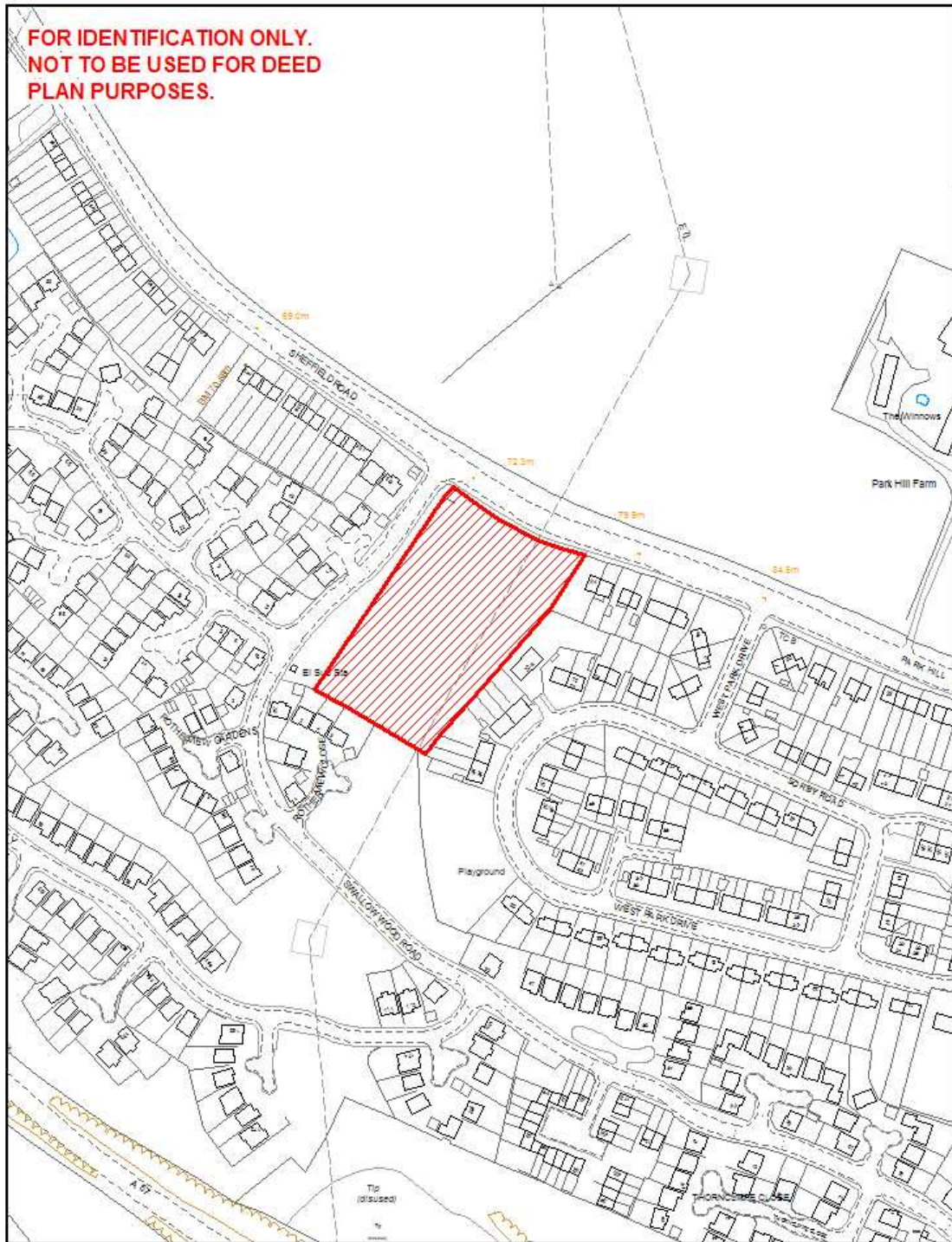
If this property is declared surplus to requirements, it will be placed into the Property Bank and the normal consultations carried out.

Appendix 1 – Site and location plan

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**LAND REAR OF
22A WEST PARK DRIVE
SWALLOWNEST**

<p>Rotherham MBC Strategic Director: Adam Wilkinson Environment & Development Services Bailey House, Rawmarsh Road ROTHERHAM S60 1TD</p>	
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