

## West Sussex County Council

### Proposed Executive Decision for **7 April 2022** call-in deadline **5 p.m. on 20 April 2022**

The following proposed decision has been endorsed by the Cabinet Member and will come into effect at the end of the call-in period unless the call-in procedure is activated.

<b>Decision Title &amp; Ref No:</b>	Property Holdings: Promotion Agreement land at Smuggler's Lane, BN44 3HH FP02(22/23)
<b>Cabinet Member Responsible for Decision</b>	Cabinet Member for Finance and Property
<b>Electoral Divisions</b>	All Divisions
<b>Key Decision</b>	Yes
<b>Purpose</b>	<p>The County Council's West Sussex Plan sets out its ambition to minimise the burden of local taxation, delivering the best outcomes for residents with the money it spends, whilst living within its means. In 2018 the County Council agreed to adopt an <a href="#">Asset Management Policy and Strategy</a>. An objective of the strategy is to acquire, manage, maintain and dispose of property effectively, efficiently and sustainably, together with optimising financial and commercial opportunities.</p> <p>This report seeks authority for West Sussex County Council to enter into a promotion agreement with a land promotion company and an adjoining landowner for the promotion of a housing development and the eventual disposal of up to 0.62ha (1.53 acres) of WSCC owned land at Smugglers Lane, Upper Beeding, Nr Horsham in conjunction with an adjoining landowner as per the attached plan in <b>Appendix B (Restricted to members only)</b>.</p> <p>This is mostly grazing land currently accessible from a narrow lane classified as a green lane. To maximise the development potential of the land, vehicular access to the proposed development is to be secured from the adjoining land by agreement.</p> <p>The land promotion company has approached WSCC and the adjoining landowner, who owns 1.12 ha (2.76 acres), with a view to promoting and securing planning permission for the combined site in conjunction with the WSCC land with a view to marketing the whole site for disposal, subject to the grant of a satisfactory planning permission for housing development.</p>
<b>Decision</b>	The Cabinet Member has endorsed: (1) That an area of WSCC land at Smugglers Lane,

	<p>Upper Beeding, Horsham, comprising 0.62 ha (1.53 acres) is declared surplus to the County Council's operational requirements; and that</p> <p>(2) The County Council enters into a planning promotion agreement with a Land Promoter and an adjoining landowner to promote and secure a detailed planning permission for housing development on the combined land ownership with a view to marketing and disposing of the WSCC freehold land at an agreed minimum value as set out in <b>Appendix A (restricted to Members only)</b>; and that</p> <p>(3) Authority is delegated to the Assistant Director of Property and Assets in conjunction with the Director of Law and Assurance to conclude the terms of the promotion agreement, and, subject to the grant of a satisfactory planning permission, agree the eventual marketing and sale of the land to the highest bidder.</p>
<b>Interest and nature of interest declared</b>	None
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<b>Background Papers</b>	See report for details