

Officer Decisions

Strategic Business Services Manager - Matthew Jones

Summary of Matter or Issue Requiring Decision

Proposed disposal of c1 acre of DCC land at Monkerton, Exeter (West of Cumberland Way) to facilitate the sale of the land with an adjoining land owner

Decision Taken

Approval to authorise NPS SW Ltd (DCCs Property Services Provider) to formally agree terms for the sale of the land as set out above. This decision has been taken following consultation with the Portfolio Holder for Resources and Asset Management.

Summary of Reason(s) for Decision Taken

Summary of Alternatives or Options considered and rejected

1) Market the DCC site independently of the adjoining land. – There would be no reliance on third party cooperation but the anticipated capital receipt is likely to be lower than could be achieved offering the two jointly.
2) Make a planning application for residential use prior to offering the site.- If successful, this is likely to de-risk the site from a buyers perspective but it could also cause delays and experience with the marketing of the small DCC site to the east suggests that the current market environment holds little demand for a site of this size in this location.
3) Promote the joint site for sale and seek to develop the site for some other commercial use such as offices. The current offer from the developer exceeds values being achieved at the nearby Exeter Science Park and the shape of the site does not lend itself to commercial development.

Details of any conflict of interest and dispensation granted to the Officer taking the decision or by any Member of the Council in delegating responsibility for any specific express delegation

None

Contact for enquiries/further information

Jayne Fox, Corporate Asset Manager 01392 383000

Decision Date

1 August 2016

A copy of this decision and any supporting documentation considered by the Officer taking this decision may also be made available or inspection by the public at the Council's Offices or posted upon payment of any copying and postage charges. Any member of the public wishing to take up either of these options is asked to please ring 01392 382888 or email: members.services@devon.gov.uk