

REPORT ON BEHALF OF THE ASSET MANAGEMENT GROUP

**SUBJECT: INFORMATION ITEM ON THE AUTHORITY'S LAND
HOLDING AT SAGESTON**

Introduction

At a meeting of the National Park Authority on 2nd Feb 2011 it was resolved that Officers progress the residential development of land at Sageston by obtaining the specialist inputs necessary for the submission of a planning application, and in parallel to explore partnership working with a residential developer. This paper is presented as an information item to update Members.

Background

At a meeting on the 7th June 2012 the Pembrokeshire County Council Planning & Rights of Way Committee resolved to approve outline consent for the development of 90-100 dwellings on the subject land subject to the completion of a Section 106 Agreement addressing the issue of affordable housing and commuted payments. We have recently received the draft Section 106 Agreement from Pembrokeshire County Council which we expect to document within the next couple of months which will be followed by the issuing of a formal notice of outline planning permission. The latter will trigger statutory timetables that require the submission of reserved matters within 3 years of the date of the outline planning permission and a material start on site within 5 years of the date of the outline planning permission. Failure to meet either of these deadlines could result in the residential planning consent lapsing.

Prevailing economic conditions and previous uncertainties surrounding this particular planning application provided little benefit in it being prematurely exposed to the market. However, the resolution by PCC to grant outline permission has now given your Officers something tangible to present to the market and they have instructed an external firm of Chartered Surveyors to undertake an initial 6 month marketing exercise that will commence immediately following receipt of the outline planning permission. The objective of this initial marketing exercise will be:

- To make maximum use of the time available within the limitations imposed by the Statutory Planning process to secure the best deal for the Authority having regard to our Statutory Park Purposes and responsibility to the public purse.
- To establish the strength, depth and variety of developer interest that exists for the subject site under the prevailing market conditions with the benefit of outline planning permission

At the conclusion of this initial marketing period Officers will report back to Members with a further update and recommendations.

Members are also reminded that a small part of the subject site currently provides operational low grade secure storage and yardage for the Southern Warden Team which will need to be replaced elsewhere to maintain their operational effectiveness. Consideration is already being given by your Officers to identifying and securing a replacement facility which will be the subject of a separate paper to Members at a future date.

RECOMMENDATION: That Member's endorse the ongoing actions of Officers as outlined above.