

Appendix J – Schedule of Sites

Site	Date Declared Surplus	Current Status	Risk Assessment	Cost Assessment	Recommended
(a) Martello Car Park, Clacton St James Ward	05/09/07	Proposal was around potential development of an hotel. The original operator is now looking at other sites.	There are issues around planning, flooding, access and parking capacity. It is not clear whether operator demand will be met on other sites. Chance of success: 50%	Specialist help would be required to address flooding and other planning issues. Specialist marketing would be needed to secure the best developer and operator. External legal advice would be required. Budget in the order of £14,000.	Reverse status as surplus and reconsider site within the proposed Stock-take.
(b) Ramplings Ave/Elmden Court, Clacton St Mary's Ward	28/02/05	Proposal was for a joint disposal of sites with ECC. Members decided not to proceed on 5 January 2009. The site remains unattractive and largely unused.	There are environmental and planning issues that limit the potential of the site. Chance of success: 20%	Specialist help would be required to address flooding and other planning issues. External legal advice would be required. Budget in the order of £8,000.	Reverse status as surplus and reconsider site within the proposed Stock-take.
(c) Frinton Park, Frinton Frinton Ward	14/01/04	Proposal was to release part of the open space to provide a primary care centre. This may now be provided elsewhere. Developers holding restrictive covenants may require development of other space in order to release the covenant restrictions.	Unless development is supported by locals because of overriding public benefit it would be necessary to create replacement open space elsewhere. Detailed agreement with developer necessary, public support and planning permission required. Chance of success: 10%	Specialist help would be required to complete planning issues. External legal advice would be required. Budget in the order of £6,000.	Reverse status as surplus and reconsider site within the proposed Stock-take.
(d) Station Road Car Park, Walton Walton Ward	22/10/03	Proposed joint venture with Network Rail who control access and hold restrictive covenant. Terms agreed but Network Rail unable to resolve issues with the train operating company (TOC). The site is allocated for housing development in the adopted Local Plan.	Planning and contamination issues should be simple to address but the commitment/ability of network rail to resolve issues with TOC cannot be guaranteed. Chance of success: 20%	Specialist help would be required to complete planning issues. External legal advice would be required. Budget in the order of £5,000.	Reverse Status as surplus and authorise the continuation of the disposal process in accordance with current constitutional provisions

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(e) York Road, Clacton Haven Ward	28/09/05	Not progressed after public objection and Council decision to conduct consultation if it is sought to progress. The site is mainly unused and only occasionally, partly, used by adjoining owners and the bowls club.	The site is locally and politically sensitive. Chance of success: 5%	Specialist help would be required to complete planning issues. External legal advice would be required. Budget in the order of £5,000.	Reverse status as surplus and reconsider site within the proposed Stock-take.
(f) Isolation Hospital, Main Road, Dovercourt Harwich West Central Ward	22/10/03	Previous marketing of the site with restrictions was only partly successful. Selected tender for development in conjunction with adjoining Football Club was not sustainable. The market is now relocated and the site poorly used. The site is allocated for housing development in the adopted Local Plan.	The optimal outcome for the town would be disposal in conjunction with the football club, but the relocation of the club is affected by many issues. Optimal receipt would result from disposal for residential development but the residential market is depressed at present. There is a current potential market for commercial use but this would be contrary to the current planning allocation (housing) and would yield a lower receipt. Chance of success: 20%, 50% and 60% respectively	Specialist help would be required to complete planning issues. External legal advice would be required. Budget in the order of £5,000	Reverse status as surplus and reconsider site within the proposed Stock-take.
(g) Elmstead Market Car Park Thorrington, Frating, Elmstead & Great Bromley Ward	08/12/04	The site was proposed for a new doctors' surgery. These proposals have been withdrawn. The site remains under used loss making and poor quality.	Disposal could be politically sensitive and would need careful justification to achieve a marketable planning status. Chance of success: 10%	Specialist help would be required to complete planning issues. External legal advice would be required. Budget in the order of £5,000	Reverse status as surplus and reconsider site within the proposed Stock-take.
(h) Brighton Road, Clacton Haven Ward	09/06/04	Latest proposal is to sell equivalent area to provide new Doctors' surgery. The site is not allocated for any particular land-use in the adopted Local Plan. Its lawful planning use is public open space.	The site is locally and politically sensitive. Success in opposing Village green cannot be assured. PCT's successor may not be able to fund new surgery. Chance of success: 1%	Only valuation and negotiation costs would be met by the Council. Less than £1,000 unless there is dispute.	Full Council decision to reverse status as surplus and reconsider site within the proposed Stock-take.

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(i) Brightlingsea Open Air Pool Brightlingsea Ward	12/02/09*	It was proposed to Transfer this site to the Town Council but the Town Council were unable to take on the site after investigating the responsibilities and liabilities involved.	Disposal for capital receipt is likely to be controversial. Alternative future proposals for running of the facility do not have to include the disposal of the facility.	Costs will depend on the route chosen for management of the site.	Reverse decision to initiate the Property Dealing Policy and reconsider site within the proposed Stock-take.