

**Assessment of Disposal Feasibility**

<b>Assessed by:</b>	J Wilkinson
<b>Date:</b>	20 January 2021
<b>Site:</b>	Elm Tree Avenue, Frinton on Sea
<b>Reason for consideration:</b> request to consider the site for a new medical centre	
<b>Location:</b> Frinton on Sea	
<b>Adjoining uses:</b> <ul style="list-style-type: none"> <li>• Residential</li> <li>• Care Home</li> <li>• School</li> <li>• Open Space</li> </ul>	
<b>Planning designation:</b> <ul style="list-style-type: none"> <li>• Inside Settlement Limits</li> <li>• Public Open Space</li> </ul>	
<b>Current use:</b> <ul style="list-style-type: none"> <li>• Public Open Space</li> </ul>	
<b>Legal constraints:</b> Covenant to Beazer Homes (now Persimmon Homes) to use only as public open space. Other constraints not yet researched.	
<b>Service usage/issues:</b> The land is currently used as informal Public Open Space	
<b>Request for purchase/lease:</b> Request for a medical centre to be constructed on the site. Details with regard to who builds the medical centre and options with regard to leasing or purchasing to be explored	
<b>Corporate Priorities:</b> <ul style="list-style-type: none"> <li>• Reduce health inequalities and disadvantage</li> <li>• Promoting sustainable economic growth</li> <li>• Promote healthy and active lifestyles.</li> <li>• Protect and enhance our environment, countryside and coast.</li> </ul>	
<b>Property Strategy Issues:</b> The site is not identified for action in the draft property strategy.	
<b>Valuation:</b> Not yet determined	
<b>Other Issues:</b> <ul style="list-style-type: none"> <li>• The land is public open space and potential disposal would need to be advertised.</li> </ul>	
<b>Conclusion:</b> There are legal and planning issues to be considered as part of the next stages of the process. There are options with regard to the future arrangements and management of the site. A medical centre would be of benefit to the community and this may override other planning and use restrictions. Accordingly, on balance, disposal is feasible. Further information is required in order to determine best value for the Council and community.	