

C15

139

Title:	Camber Fields
Reference:	E001
Address:	Camber Fields, New Road, Rye
Type of asset:	Non-Operational
Tenure:	Freehold

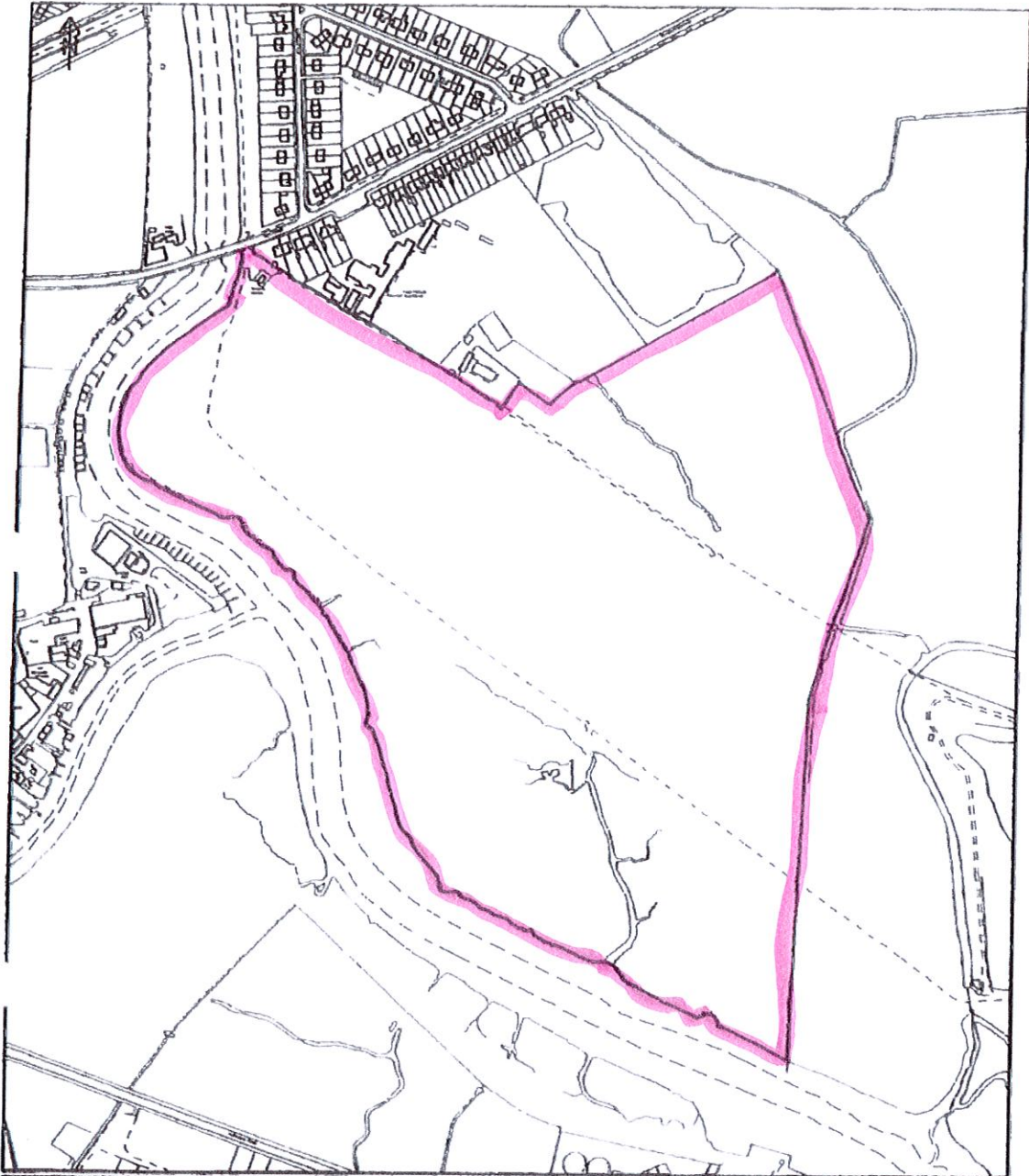


- Asset revaluation 2012:** £50,000
- Basis of valuation:** Fair Value - Market Value
- Description:** 28 hectares (71 acres) of salt marsh and pasture land. The land is let for seasonal grazing purposes.
- Maintenance liabilities:** Nominal, however continued ownership of the asset entails an ongoing administrative liability on the part of the Council's Estates, Finance and Legal services. There remains a potential liability for unforeseen costs falling to the Council as landowner.
- Income generated:** £1,250 per annum
- Planning comments:** The land lies adjacent to the river Rother and lies within a flood risk area, and is therefore considered unsuitable for development.
- Recommendations:** This land is occupied for grazing under an agricultural tenancy, which confers security of tenure rights to the occupier. The likelihood of realising a
- Disposal 3 – Appendix 3

RDC OSC 20.7.15

significantly greater rental income, or an enhanced capital value for redevelopment, is considered remote.

It is recommended that the land be offered either to the sitting tenant or offered to the open market. The site may also be of interest to the Environment Agency with the view to the potential allocation of the land as a 'compensatory habitat'.



Rother District Council



**CAMBER FIELDS
RYE**

Asset Register

Plan: E001

Scale: 1:5000

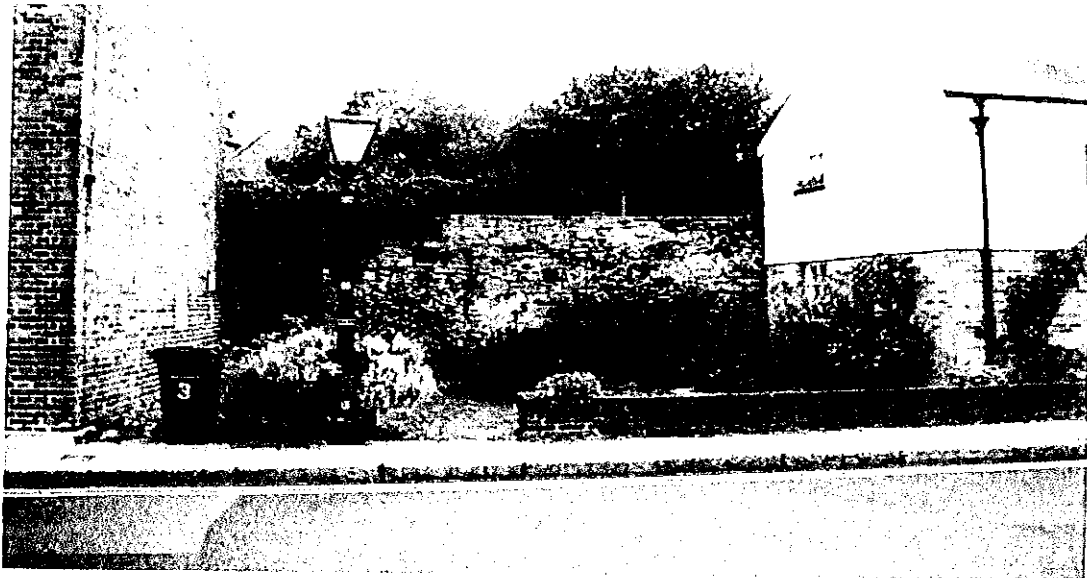
Date: 07/07/1988

D F Powell MA FRICS FRTPI Chief Executive, Town Hall Bexhill-on-Sea East Sussex TN39 3JX

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RDC LA079154 1998

Title: Land adjacent to 7, Wish Ward
Reference: E014
Address: Rye
Type of asset: Non-Operational
Tenure: Freehold



Asset revaluation 2012: £10,000

Valuation basis: Fair Value - Market Value

Description: An area of land, 54 m² in size, between 5 and 7 Wish Road, Rye laid with slabs and part covered with shrubs. Adjacent to No. 5 there seems to be a pedestrian access to a gate that leads to land at the rear of the property.

Maintenance liabilities: N/A. However continued ownership of the asset entails an ongoing administrative liability on the part of the Council's Estates, Finance and Legal services.

Income generated: Nil

Planning comments: There are no Planning concerns affecting the disposal of this site. Redevelopment potential is however likely to be very limited due to the proximity of the adjoining dwelling and impact on natural light.

Disposal 8 – Appendix 3

Recommendations: Officers recommend possible sale of the site to adjoining owner of number 7 Wish Ward, or to sell the site at auction. Inclusion of an overage clause is recommended to reserve the council's interest against any potential future development.

CIS 139

Rye Town Council

From: Rye Town Council <ryetowncouncil@btconnect.com>
Sent: 30 July 2015 15:17
To: Tony Leonard (tony.leonard@rother.gov.uk)
Cc: Gennette Stevens (clr.gennette.stevens@rother.gov.uk); Lord Ampthill (clr.lord.ampthill@rother.gov.uk)
Subject: Cabinet meeting 3.8.15 - item 6.1 Assets Management Plan

Hello Tony

I should be grateful if Rye Town Council's (RTC) position could be recorded in relation to:

E014 land adj to 7 Wish Ward, Rye RTC is interested in acquiring this for continued use as a public amenity space.

E003 Rye Pre-School Play Group (land under) RTC would be interested in acquiring the freehold to ensure its continued use for pre-school education (or other appropriate public/community use).

E001 Camber Fields, Rye RTC's preference is for this to remain in public (or community) ownership – and the Town Council's potential interest in acquiring the land should be noted.

Thank you

Richard Farhall
Rye Town Clerk

Rye Town Council

From: Graham Burgess <Graham.Burgess@rother.gov.uk>
Sent: 06 August 2015 09:02
To: 'ryetowncouncil@btconnect.com'
Cc: Amy Fearn; Tony Leonard; Malcolm Johnston
Subject: Asset Management Plan

Dear Richard

I've been passed your recent email to Tony Leonard, who is unfortunately off sick at the moment.

I will be taking commercial and legal advice prior to offering the assets that have been approved for disposal, and I am aware also of other interest in some of these. I note the Town Council's interest in the properties you have listed and I will keep you informed once I have determined the best approach to disposal in each case.

Kind Regards,

Graham Burgess

Economic Development Manager
Rother District Council
Town Hall, Bexhill-on-Sea, TN39 3JX
Tel: 01424 787831

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A detailed review of the Council's assets had been undertaken with the objectives of: improving rental income; reducing costs associated with the management of assets; improving the return of capital invested and supporting economic regeneration and delivery of the Corporate Plan. Each asset had been assessed and categorised as either operational or non-operational for its prospect of generating income or enhancing capital value and whether it was in the public interest to retain. Operational assets had also been assessed on whether they were surplus to operational need and non-operational assets on whether the cost of managing them exceeded the income.

A total of 19 assets had been identified for possible disposal and the OSC had thoroughly considered and discussed each individual asset. In order to ensure that full and thorough consideration was undertaken, the Leader of the Council advised that each asset would be individually discussed. The comments and formal recommendations were noted as follows:

COUNCILLOR KENWARD IN THE CHAIR

The Leader of the Council declared a personal and prejudicial interest in relation to the former railway track, near Ninfield Road, Bexhill (Ref B008) in so far as he was a Director of the Combe Valley Community Interest Company and the land at 9 The Grove, Rye (B125) in so far as he was an executive Member of East Sussex County Council and elected to leave the room during the consideration thereof.

Councillor Kenward was temporarily appointed as Chairman to cover these items.

- Land at 9 The Grove, Rye (Ref B125): Cabinet agreed that the asset be offered/sold to East Sussex County Council.
- Former Railway Track, near Ninfield Road, Bexhill (Ref B008): it was agreed that the track be offered/sold to an appropriate organisation, such as the Combe Valley Community Interest Company to ensure preservation of the ecological/amenity value of the area as part of the Countryside Park.

COUNCILLOR MAYNARD IN THE CHAIR

- Rye Harbour Bus Turning Circle, Rye (Refs F020 and F020A): it was agreed that the freehold be offered/sold to the Environment Agency; either surrender the lease with immediate effect or not renew the least in 2018. If no interest was received from the Environment Agency alternative means of disposal, including auction, be pursued.
- • Camber Fields (Ref E001): it was agreed that the land be offered/sold to the sitting tenant or an appropriate organisation or sold on the open market subject to ensuring protection of the National Cycle Network 2 route.
- Former Public Conveniences, Buckhurst Road, Bexhill (Ref G015): Cabinet noted that the asset was subject to a restrictive covenant whereby the building could only be used as a public convenience.

CABINET MINS 3.8.15

the freeholder of the Sainsbury site; if no interest received the building be considered for demolition.

- Great High Woods, Bexhill (Ref B104): Cabinet noted that the OSC had recommended that the asset be retained. It was agreed that this asset be offered/sold to the Highwoods Preservation Society to ensure preservation of the woodland and its public access through a protective covenant.
- Hoads Wood and Mountain Field, Fairlight (Refs B0305 and F017 respectively): it was agreed that the land be sold to an appropriate organisation e.g. RSPCA, Parish Council or Wildlife Trust subject to a protective covenant regarding preservation and protection of open space, plus an overage clause to reserve the Council's interest in the event of any future development.
- • Land Adjacent to 7 Wish Ward, Rye (Ref E014): it was agreed that the site be exclusively offered/sold at current market value to the adjoining owner; if no interest received the site be deferred for further investigation.
- Land at Coronation Cottages, Ticehurst (Ref G013): Cabinet expressed interest in exploring the development potential of this site and suggested that the asset be re-categorised and deferred for further investigation.
- Land Adjoining Sea Spray Holiday Park, Winchelsea Beach (Ref G014): it was agreed that the site be auctioned or sold.
- Land Adjacent to Sands End, Camber (Ref G010): to ensure that best value was achieved it was agreed that the Council seeks outline planning permission prior to auction/sale of the site.
- Levetts Wood, Bexhill (Refs B001, B004, B006 and B007): Cabinet noted that the OSC had recommended that the asset be retained. Members agreed that it was important to preserve/protect this woodland as a valued community asset and resolved that the freehold be retained.
- Pebsham Community Centre, Bexhill (Ref D042): Cabinet noted that the OSC had recommended that the asset be retained. Members agreed that this was a valuable community asset for the residents of Pebsham and agreed that the freehold be retained.
- Open Space Marley Lane, Battle (Ref B115): Cabinet expressed interest in exploring the development potential and suggested that the asset be re-categorised and deferred for further investigation.
- Rye Pre-School Playgroup, Rye (Ref E003): it was agreed that the land be sold to the current occupiers or sold on the open market subject to existing tenancy and restrictive covenant protecting the site for community use.
- Sidley Surgery, Bexhill (Ref D085): it was agreed that the land be sold to the current occupiers or sold on the open market subject to existing tenancy with a restrictive covenant protecting the site for community use.
- St. Mary's Wood, Bexhill (Ref B106): it was agreed that the site be sold to an appropriate organisation subject to a covenant to protect the ancient woodland, prohibiting close board fencing with an overage clause to reserve the Council's interest in the event of any future development.
- 2 Broad Oak Cottages, Bexhill (Ref D057): it was agreed that the