

## HAMPSHIRE COUNTY COUNCIL

### Decision Report

<b>Decision Maker:</b>	Executive Member for Economy, Transport and Environment
<b>Date:</b>	9 July 2015
<b>Title:</b>	Land Surplus to Highway Requirements in Tadley, Gosport (two sites) and Totton
<b>Reference:</b>	6697
<b>Report From:</b>	Director of Economy, Transport and Environment

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### 1. Executive Summary

1.1 The purpose of this paper is to seek approval for the following land to be declared surplus to highway requirement:

- adjoining The Old Chapel, Main Road, Tadley
- at Newtown Primary School, Gosport (St Vincent's College playing fields)
- adjoining Brune Park School, Military Road, Gosport
- at 37 Salisbury Road, Totton

1.2 This paper seeks to:

- explain the reason for the County Council's ownership of the land;
- describe the proposed direction of the scheme for which the land was originally acquired;
- confirm the land is surplus to highway requirements; and
- indicate the order of capital receipt that might be realised, if the land is subsequently sold.

### 2. Detail – The Old Chapel Tadley

Contextual information

2.1 The land concerned, coloured red in Appendix 1, forms part of a larger parcel including the Old Chapel itself, that was purchased by the County Council on 23 September 1981, for highway improvements.

- 2.2 Part of the land has been taken into the highway, but the remainder was not needed. The Old Chapel itself was disposed of on 27 September 1988.

#### Finance

- 2.3 There was a previous offer of £14,000 for the land, and it is expected to achieve a similar figure if sold.
- 2.4 In the event of any future land disposal, proceeds of the sale would be handled in accordance with the established corporate policy on capital receipts.

### **3. Detail - Newtown Primary School (St Vincent's College playing fields) Gosport**

#### Contextual information

- 3.1 The land was originally purchased by the County Council on 12 February 2003 for the Fareham to Portsmouth Light Rapid Transit proposal (LRT).
- 3.2 The County Council has abandoned the route of the LRT for the section south of Rowner Road.
- 3.3 In Appendix 2, the land shown coloured red is the surplus LRT land. It is currently intended that some of this land will be used to help resource the provision of a playing field for Newton Primary School under an arrangement with St Vincent's College who currently lease it.

#### Finance

- 3.4 In the event of any future land disposal, proceeds of the sale would be handled in accordance with the established corporate policy on capital receipts.

### **4. Detail – Brune Park School Gosport**

#### Contextual information

- 4.1 The land, coloured red in Appendix 3, was appropriated from what is now the Children's Services Department, to the Economy, Transport, and Environment Department for the possible use of the original LRT
- 4.2 The County Council has abandoned the route of the LRT for the section south of Rowner Road.

#### Finance

- 4.3 The land will return to the gift of the Children's Services' portfolio for future use or disposal.

- 4.4 In the event of any future land disposal, proceeds of the sale would be handled in accordance with the established corporate policy on capital receipts.

## **5. Detail – 37 Salisbury Road Totton**

### Contextual information

- 5.1 The property, coloured red in Appendix 4, was purchased under a blight notice in 1993 for a possible highway improvement, subsequently abandoned, and has been let to Children's Services on a series of short term agreements.
- 5.2 As the property was the subject of a blight notice, it falls within the Critchell Down rules, which will extend the selling time by approximately six months over the usual marketing period. It is anticipated that Children's Services will continue to occupy the building and to be responsible for the running costs, until the property is sold.

### Finance

- 5.3 The estimated value of the property is £265,000.
- 5.4 In the event of any future land disposal, proceeds of the sale would be handled in accordance with established corporate policy on capital receipts.

## **6. Future direction**

- 6.1 The County Council's Strategic Transport Group is not aware of any reason to retain any of the properties.
- 6.2 The County Council's local Highways Team is not aware of any reason to retain any of the properties and is content to release them.

## **7. Recommendation**

- 7.1 That the Executive Member for Economy, Transport and Environment declares that the land as indicated in Appendices 1 to 4:
- adjoining The Old Chapel, Main Road, Tadley;
  - at Newtown Primary School, Gosport (St Vincent's College Playing Fields);
  - adjoining Brune Park School, Military Road, Gosport; and
  - at 37 Salisbury Road, Totton

is now surplus to Economy, Transport and Environment operational requirements.

**CORPORATE OR LEGAL INFORMATION:****Links to the Corporate Strategy**

<b>Hampshire safer and more secure for all:</b>	No
Corporate Improvement plan link number (if appropriate):	
<b>Maximising well-being:</b>	No
Corporate Improvement plan link number (if appropriate):	
<b>Enhancing our quality of place:</b>	No
Corporate Improvement plan link number (if appropriate):	
<b>OR</b>	
<b>This proposal does not link to the Corporate Strategy but, nevertheless, requires a decision because:</b>	
Declaring the land surplus to requirements may subsequently allow disposal of the land, rationalising the County Council's asset holding and releasing the monetary value for use in its services.	

**Section 100 D - Local Government Act 1972 - background documents**

**The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)**

DocumentLocation

None

## **IMPACT ASSESSMENTS:**

### **1. Equality Duty**

1.1 The County Council has a duty under Section 149 of the Equality Act 2010 ('the Act') to have due regard in the exercise of its functions to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, gender and sexual orientation) and those who do not share it;
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

**Due regard in this context involves having due regard in particular to:**

- a) The need to remove or minimise disadvantages suffered by persons sharing a relevant characteristic connected to that characteristic;
- b) Take steps to meet the needs of persons sharing a relevant protected characteristic different from the needs of persons who do not share it;
- c) Encourage persons sharing a relevant protected characteristic to participate in public life or in any other activity which participation by such persons is disproportionately low.

### **1.2 Equalities Impact Assessment:**

An Equalities Impact Assessment has been carried out specifically for this proposal (ref: EIA533182). The proposal is to declare that the four properties are surplus to Economy, Transport and Environment operational requirements. It is considered that this decision would have no impact on any individuals with protected characteristics.

### **2. Impact on Crime and Disorder:**

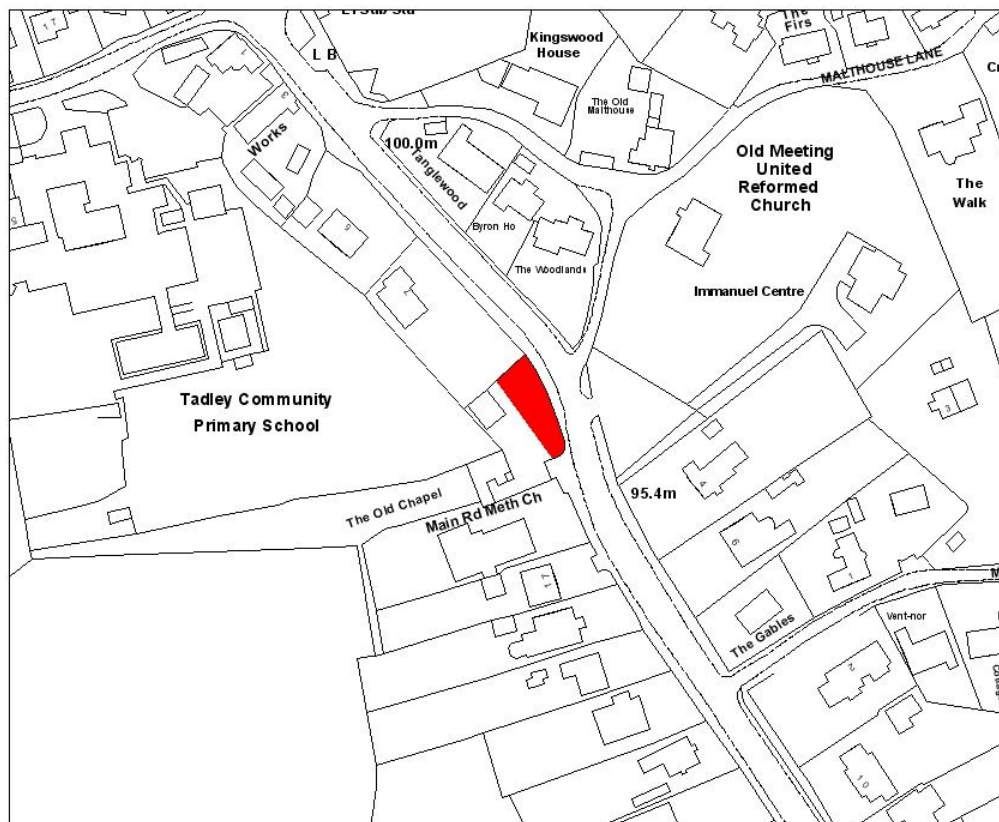
None.

### **3 Climate Change:**

3.1 How does what is being proposed impact on our carbon footprint/energy consumption? No impact.

3.2 How does what is being proposed consider the need to adapt to climate change, and be resilient to its longer term impacts? No impact.

### Appendix 1 – Land Adjoining the Old Chapel, Main Road, Tadley



Land Adjoining the Old Chapel, Main Road, Tadley

Surplus land

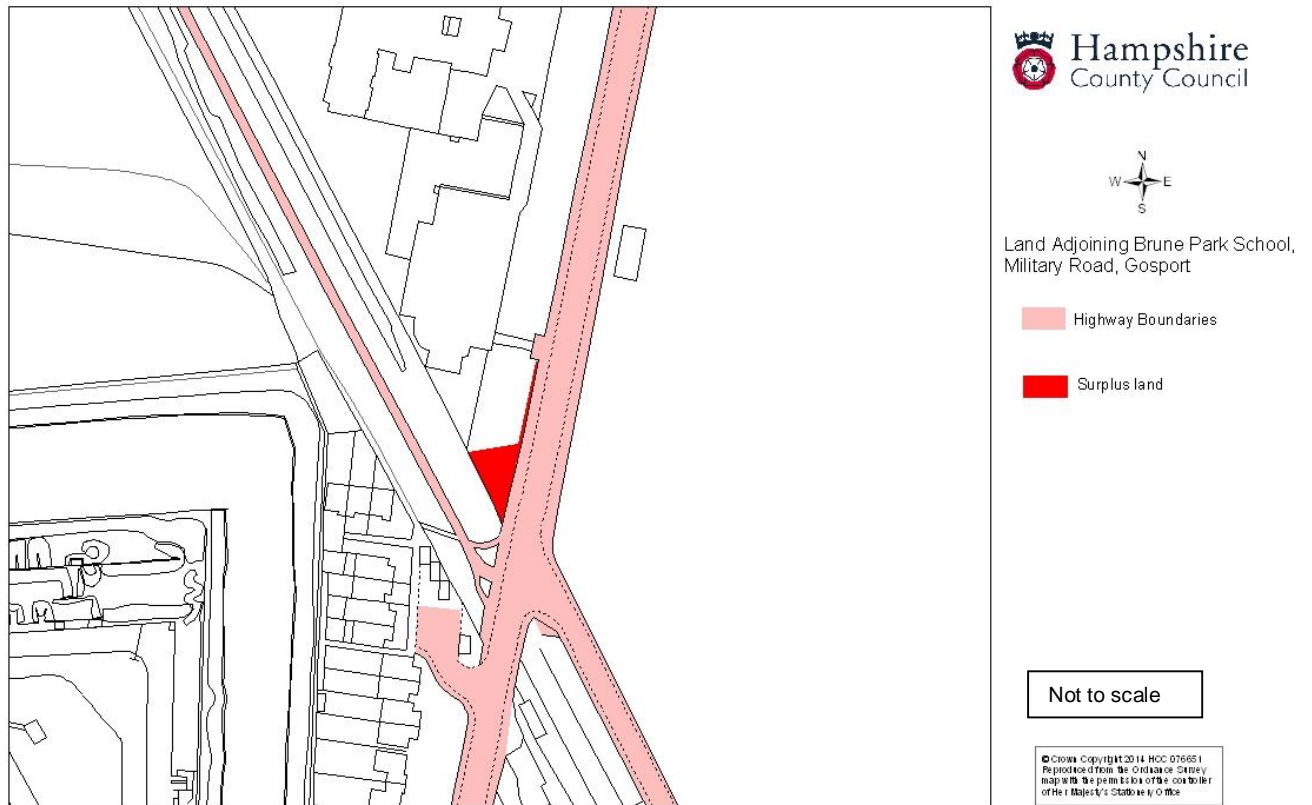
Not to scale

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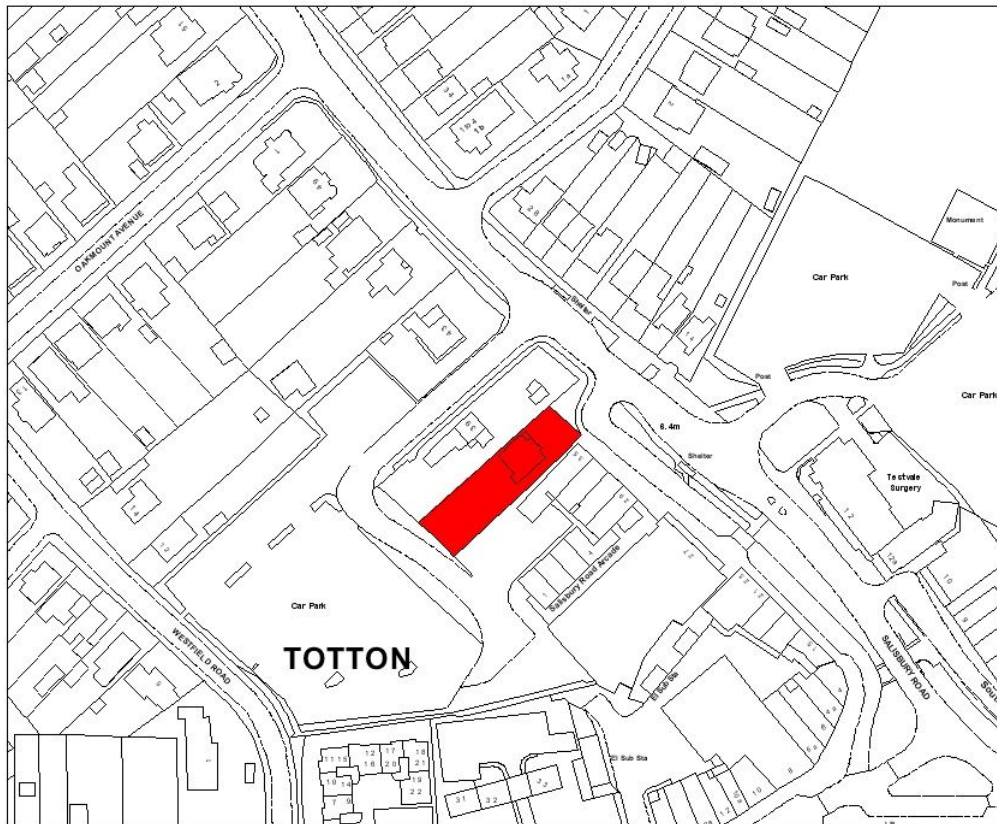
Appendix 2: Land at Newtown Primary School, Gosport



### Appendix 3: Land adjoining Brune Park School, Military Road, Gosport



Appendix 4 37 Salisbury Road, Totton



37 Salisbury Road, Totton

 Surplus Land

Not to scale

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