

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member for Economy, Transport and Environment
Date:	20 January 2015
Title:	Land Surplus to Highway Requirements in Lymington, Fareham and Basingstoke
Reference:	6395
Report From:	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 to be declared surplus to highway requirement:

- land adjoining Rosedene Cottage, Woodside lane, Lymington;
- land adjoining 357 Gosport Road, Fareham; and
- land forming part of Basing View, Basingstoke.

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 - Rosedene Cottage

Contextual Information

2.1 The land concerned forms part of a larger parcel of land purchased by Lymington Borough Council in 1970 and subsequently transferred to Hampshire County Council on the reorganisation of local government in 1974.

2.2 The County Council sold the area of land shown coloured blue in Appendix 1 to the owner of Rosedene Cottage in 1996. However the area of land shown

coloured red was excluded from the sale at the owner's request (and the cost of the land being sold reduced accordingly).

- 2.3 The land coloured red, however, was incorporated in the garden of Rosedene Cottage despite its being excluded from the sale in 1996.
- 2.4 The owner is now seeking to sell the property. The anomaly is causing an obstacle to the sale and the owner is seeking to purchase the land from the County Council.

Finance

- 2.5 Since the value of the land sold in 1996 was reduced to reflect the smaller area, the County Council is seeking the current market value of the land, which is £7,000. The purchaser has agreed to this price.
- 2.6 The purchaser will also bear the County Council's costs of the sale.

3 Detail – Gosport Road, Fareham

Contextual Information

- 3.1 The land indicated at Appendix 2 was originally purchased on 13 August 1968 by Fareham Urban District Council and transferred to Hampshire County Council in 1974.
- 3.2 The land had been earmarked as a possible compound for the future extension of Bus Rapid Transit.
- 3.3 The sections of the Bus Rapid Transit Scheme that have been funded have now been delivered. Changes in funding programmes and priorities make it unlikely that further sections of this scheme will be progressed in the near future. At such time as the scheme does come forward, alternative sites could be identified for a compound. In the meantime, to hold onto the site would present the County Council with a maintenance liability particularly in relation to keeping the site secure.

Finance

- 3.4 The land amounts to 1,720 square metres. The site has not yet been valued at current market value, but any sale would be as potential development land.
- 3.5 The proceeds of the sale would be handled in accordance with established corporate policy on capital receipts.

4. Detail – Basing View

Contextual Information

- 4.1 The land shown in Appendix 3 was originally purchased by the County Council on 6 March 1950 for an improvement to what was originally the A33 prior to the redevelopment of Basingstoke in the 1960s/70s.
- 4.2 Basing View is subject to a major redevelopment project in which the current route will be realigned to the west. The current alignment has been stopped up by the Secretary of State for Transport under S247 of the Town and Country Planning Act to allow for the said development.
- 4.3 The land owned by Hampshire County Council will form part of the car park of the proposed development.

Finance

- 4.4 The land amounts to 56 square metres, and was originally purchased by the County Council for £100. However, the land has yet to be valued at current market value. The proceeds of the sale would be handled in accordance with established corporate policy on capital receipts.

5. Future Direction

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

6. Recommendation

- 6.1 That the Executive Member for Economy, Transport and Environment declares that the land as indicated on the attached plans

- adjoining Rosedene Cottage, Lymington,
- adjoining 357 Gosport Road, Fareham, and
- forming part of Basing View, Basingstoke,

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

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

Hampshire safer and more secure for all:	No
Corporate Improvement plan link number (if appropriate):	
Maximising well-being:	No
Corporate Improvement plan link number (if appropriate):	
Enhancing our quality of place:	No
Corporate Improvement plan link number (if appropriate):	
OR	
This proposal does not link to the Corporate Strategy but, nevertheless, requires a decision because:	
<p>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.</p>	

Other Significant Links

Links to previous Member decisions:		
<u>Title</u>	<u>Reference</u>	<u>Date</u>
Direct links to specific legislation or Government Directives		
<u>Title</u>	<u>Date</u>	

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.)

<u>Document</u>	<u>Location</u>
None	

IMPACT ASSESSMENTS:

1. Equalities Impact Assessment:

- 1.1 An Equalities Impact Assessment has been carried out specifically for this proposal (ref. EIA442340). The proposal is to declare that three properties are surplus to Highways, Traffic and Transport operational requirements. It is considered that this decision would have no impact on any protected characteristics.

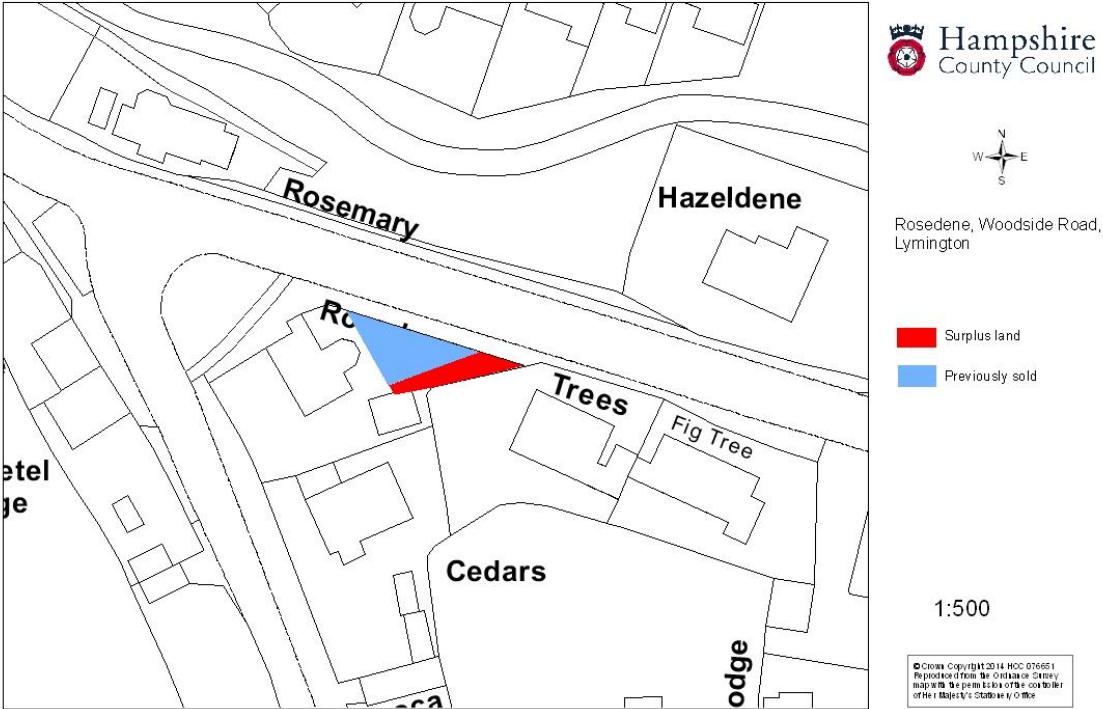
2. Impact on Crime and Disorder:

- 2.1 This proposal will remove the vacant site adjoining 357 Gosport Road, Fareham, which is vulnerable to misuse. Removal of the two other sites, adjoining Rosedene Cottage, Lymington, and part of Basing View Basingstoke will have no impact.

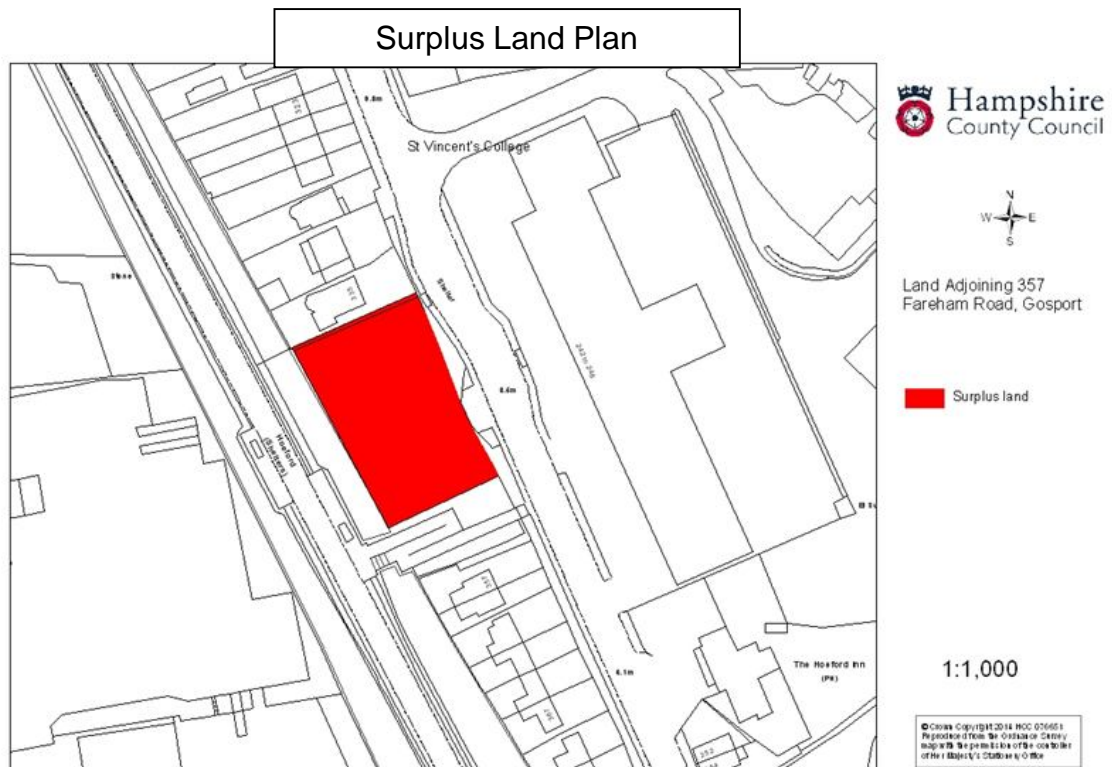
3. Climate Change:

- 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.

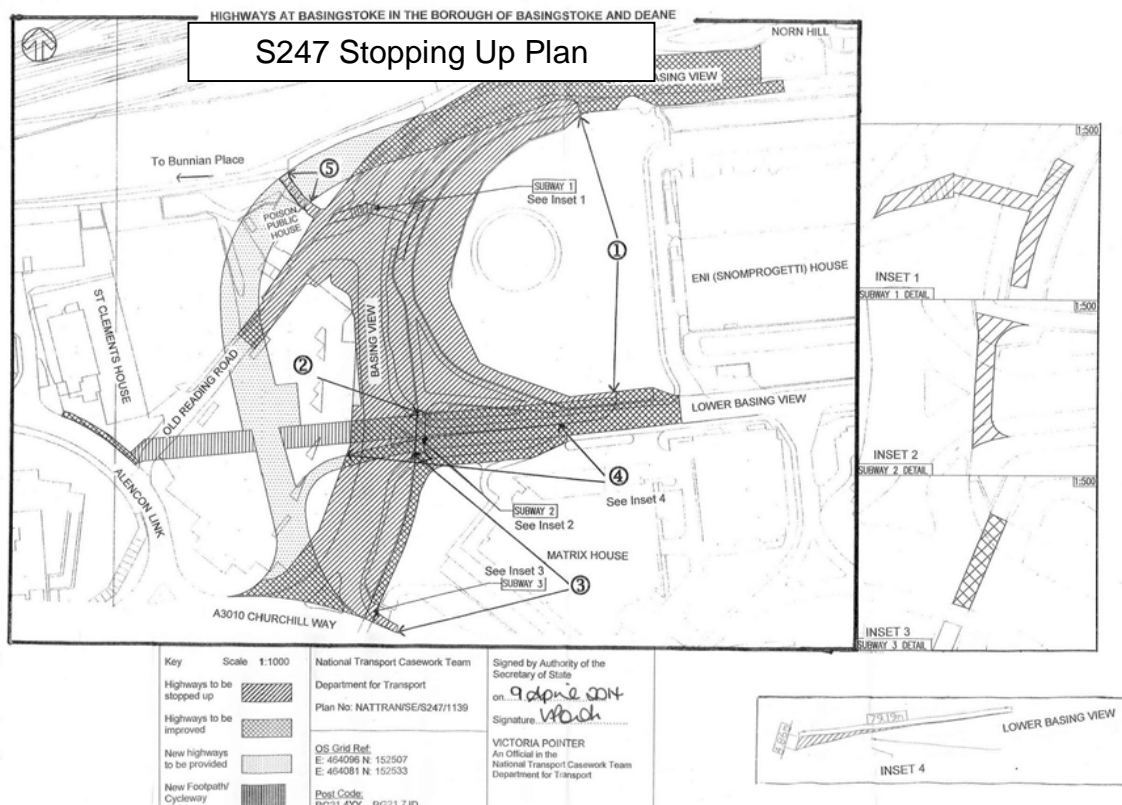
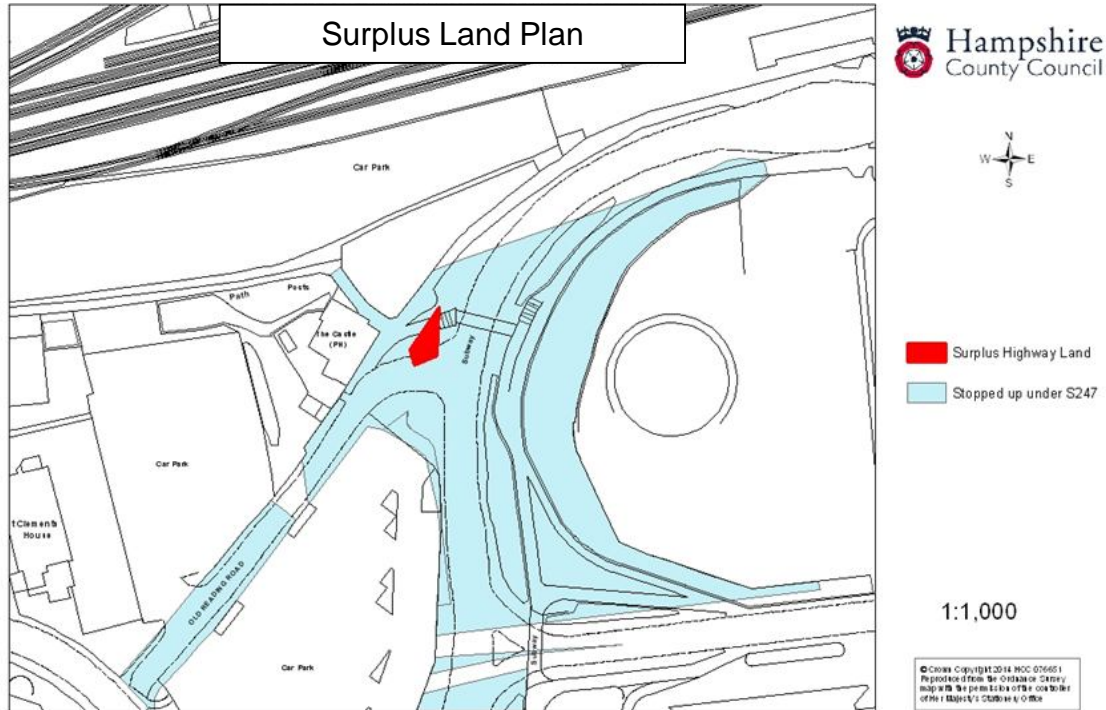
APPENDIX 1 – Rosedene Cottage

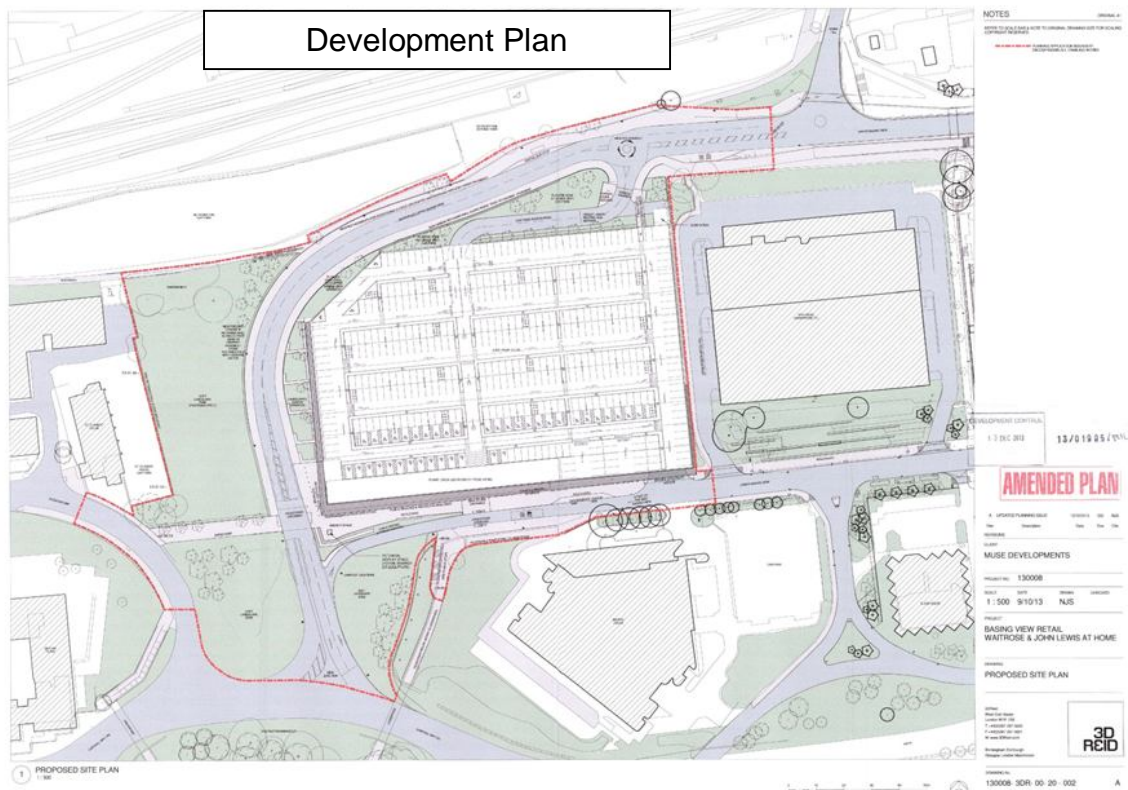


Appendix 2 – Gosport Road



APPENDIX 3 – Basing View





**Land Purchased by Hampshire
County Council 3 March 1950**

