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From: Roger Gough, Cabinet Member for Business strategy, performance and Health Reform & Barbara Cooper, Director of Economic Development

To: Policy and Resources Cabinet Committee 11<sup>th</sup> July 2012

Subject: **MOD Boundary rationalisation-Kings Hill South Eastern boundary and bridleway.**

Classification: Unrestricted

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**Summary:** The transfer/swap of various small land parcels to facilitate the repositioned part of the south east boundary of Kings Hill, adjacent to the bridleway. The proposals will regularise already improved boundary arrangements and maintain the designated bridleway route which is essential to enhance public access around Kings Hill.

**Recommendations:** Members of the Cabinet Committee are asked to consider and either endorse or make recommendations on the Cabinet Member decision to authorise the transfer/disposal/swap of the respective land parcels necessary.

## 1. Introduction

Kent County Council owns the freehold of various small land parcels adjacent to Kent County Council's and the Ministry of Defence (MOD) co-boundary at the south east extent of the Kings Hill development. The various Kent County Council land parcels total an area of 832m<sup>2</sup>, (0.21Acre). To allow a simple and equitable land swap the MOD land parcels also total 832m<sup>2</sup>. The land parcels form part of the Kings Hill development area and falls within the control of the Development Partnership between KCC and Liberty Property Trust UK. Long term discussions with the MOD reached an agreement to have the SE boundary adjusted to facilitate a preferred and simplified boundary alignment that could be more effectively fenced and maintained.

Accordingly, the areas of land have already been fenced and incorporated into the Kings Hill development scheme and they form part of the public pedestrian circulation area which allows improved and alternative public access/ passage around Kings Hill for visitors and everyday users.

## **2. Financial Implications**

The decision to implement the proposals will not have any impact on the Council's capital and revenue budgets and spending plans, due to the land swap taking place for nil consideration.

Each party is responsible for its own legal fees.

## **3. Bold Steps for Kent and Policy Framework**

The decision directly links to the Council's Medium Term Plan (Bold Steps for Kent) in that it aligns with:

Priority 8 - Responding to key regeneration challenges working with our partners by unlocking a key site within a growth point and which contributes to providing new homes and commercial opportunities at Kings Hill. The bridle way contributes in part to essential passage and improved access/permeability through Kings Hills for members of the public without necessarily using the car.

Priority 9 - Support new housing growth that is affordable, sustainable and with the appropriate infrastructure; and

Priority 11 - Improving access to public services.

The proposed decision relates to the long term agreed Master Plan and strategy for Kings Hill and as part of the Council's Policy Framework.

## **4. The proposals**

The proposed regularisation effectively formalises the existing arrangements, which has detailed planning permission, and contributes to a more effective access layout and directly forms a major part of a perimeter bridleway. The proposals have been sensitively designed, landscaped and incorporated to reflect and compliment the setting and appearance of the adjacent housing areas and woodland.

The revised part of the boundary ensures the delivery of a continuous peripheral public access route and which will ultimately connect around the majority of the Kings Hill scheme.

The bridleway provides essential safe and attractive direct access for the residents of large areas of housing to the proposed Heath Farm development of substantive sports and recreational facilities. These are currently under construction and expected to be completed during the 2012/2013.

In order to facilitate the land swap Kent County Council need to surrender their four land parcels in exchange for the five parcels of the MOD.

## **5. Conclusion**

The land parcel exchange is necessary to conclude the formal rationalisation of the perimeter boundary, which forms an important part of the Kings Hill scheme. The reconfiguration of the boundary has been necessary to ensure an appropriate and logical edge to completed housing developments.

The proposals are the result of detailed land surveys by the Development Partnership in conjunction with the MOD. Other alternative options have been considered, including the retention of the original boundary, but were not capable of delivering the same results and the preferred solution.

## **6. Recommendations**

The Cabinet Member for Business Strategy, Performance and Health Reform recommends the Cabinet Committee to delegate authority to the Corporate Director for Business Strategy and Support, on behalf of Kent County Council, to enter into the appropriate contracts for the land transfers and swap.

Members are requested to agree and endorse the recommendations as set out above on page 1 of the report.

## **7. Background Documents**

A plan based on the boundary survey is attached for reference purposes

## **8. Contact details**

Matt Hyland Project Co-ordinator- Kings Hill  
DD Tel. 01622 223423 matt.hyland@kent.gov.uk