

KENT COUNTY COUNCIL - RECORD OF DECISION

DECISION TAKEN BY

Mr Roger Gough, Cabinet Member for Business Strategy,
Performance and Health Reform

DECISION NO.

12/01986

Unrestricted

Subject: MOD Boundary Rationalisation – Kings Hill

Decision:

As Cabinet Member for Business Strategy, Performance and Health Reform I hereby agree to the transfer/disposal/swap of the respective land parcels necessary for the MOD boundary rationalisation at Kings Hill, as outlined below and authorise the Director of Property and Infrastructure Support to enter into all necessary contracts and agreements on KCC's behalf to enable this.

Background

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

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 832m², (0.21Acre). To allow a simple and equitable land swap the MOD land parcels also total 832m². 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.

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 complement 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.

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.

Reason for decision and any alternatives considered

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.

Cabinet Committee Comments and Recommendations

The Policy and Resources Cabinet Committee at its meeting of 11th July 2012 endorsed the proposed decision to be taken by the Cabinet Member.

Any Alternatives Considered

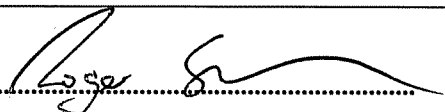
Other alternative options have been considered, including the retention of the original boundary, but were not capable of delivering the same results and the preferred solution.

Any interest declared when the decision was taken

None

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

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signed



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date

2/11/12