

# KENT COUNTY COUNCIL - RECORD OF DECISION

## DECISION TAKEN BY

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

## DECISION NO.

12/01984

**Unrestricted**

**Subject:** Boundary Rationalisation, Area 64, Kings Hill

### **Decision:**

As Cabinet Member for Business Strategy, Performance and Heath Reform I agree to the transfer and land disposals necessary to rationalise the boundary of Area 64, Kings Hill as outlined below and authorise the Director of Property and Infrastructure Support to enter into all necessary contracts and agreements on behalf of KCC to enable this.

### **Background**

Kent County Council originally owned the freehold of the whole of area 64. The land was recently sold to Hillreed Homes Ltd. The land parcels originally formed part of the Kings Hill development area and fall within the control of the Development Partnership between KCC and Liberty Property Trust UK. Hillreed Homes have agreed to transfer specific areas of land back to Kent County Council to facilitate a preferred and simplified boundary treatment that can be more effectively fenced and maintained.

Accordingly, the area of land received by KCC will be incorporated into the Kings Hill Residential Estate Management Company's control and will form part of the public pedestrian circulation area, which allows improved and alternative public access/ passage around Kings Hill for residents, visitors and everyday users.

### **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 being transferred to KCC for nil consideration.

Each party is responsible for its own legal fees.

### **The proposals**

The proposed regularisation will effectively formalise the revised layout arrangements, which has detailed planning permission, and contributes to a more effective access layout. The proposals are to be sensitively designed, landscaped and incorporated to reflect and compliment the setting and appearance of the adjacent housing area currently under construction.

The peripheral areas of the Area 64 site are to be transferred back to KCC for Kings Hill Residential Estate Management Ltd to manage. The transfer ensures that the areas identified are maintained to the required standards and are included within the overall management of the Greenway and play space.

Local Member consultation has taken place. Policy and Resources Cabinet Committee (11<sup>th</sup> July 2012) discussed the item (item B2d) and endorsed the decision for the Cabinet Member to authorise the necessary contracts and agreements.

**Reason for decision:**

The reconfiguration of the south and west boundary has been necessary to ensure an appropriate and logical edge to completed housing developments.

**Cabinet Committee recommendations:**

The Policy and Resources Cabinet Committee at its meeting of 11<sup>th</sup> July 2012 endorsed the decision to be taken by the Cabinet Member to authorise the transfer and receipt of the respective land parcels in Area 64 of Kings Hill necessary for good design and estate management.

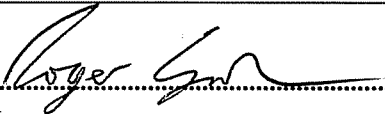
**Any alternatives considered:**

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 and any consequent dispensation granted by the Proper officer:**

None

**Background Documents:** A location plan based is attached for reference purposes

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signed 

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date 2/11/12