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

To: Policy and Resources Cabinet Committee 11th July 2012

Subject: **Area 64 Boundary rationalisation-Kings Hill**

Classification: Unrestricted

Summary: The transfer back to Kent County Council various periphery parcels of land to facilitate the provision of landscaping and open space on the west/south boundary of Area 64 Beacon Avenue Kings Hill, adjacent to the co boundary of Village 2, Phase 2 Commercial Area and The Greenway. The proposals will regularise and improve boundary arrangements and make provisions for a attractive footpath route which is essential to enhance public access around Kings Hill.

Recommendations: Members of the Policy and Resources Cabinet Committee are asked to consider and either endorse or make recommendations on the Cabinet Member decision to authorise the transfer and receipt of the respective land parcels necessary for good design and estate management.

1. Introduction

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 falls 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.

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 being transferred to KCC 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 will effectively formalise the revised layout arrangements, which has detailed planning permission, and contributes to a overall 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.

5. Conclusion

The three land parcel transfer is necessary to conclude the formal rationalisation of the boundary, which forms part of the Area 64 Hillreed Homes scheme.

The reconfiguration of the south and west boundary has been necessary to ensure an appropriate and logical edge to completed housing developments in Village 2.

The proposals are the result of detailed discussions with Liberty Property Trust UK Ltd, Kent County Council's development partners.

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.

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

7. Background Documents

A location plan based is attached for reference purposes

8. Contact details

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