

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision

09 July 2018

Portfolio:

Policy and Resources

Subject:

Sale of Land to HCC at Daedalus for Stubbington Bypass

Report of:

Director of Finance and Resources

Corporate Priority:

A dynamic, prudent, progressive and best practice Council

Purpose:

To obtain the Executive's approval to the terms agreed with Hampshire County Council (HCC) for the sale of land at Daedalus required for the Stubbington Bypass scheme.

Executive summary:

The Council has been in negotiation with HCC regarding the terms for the sale of land at Daedalus required for the Stubbington Bypass scheme. The land required is shown on Appendix B attached to this report.

The confidential Appendix A sets out the terms agreed with HCC for the sale of the land for the approval of the Executive.

Recommendation:

It is recommended that the Executive approves the terms agreed with Hampshire County Council as shown on the confidential Appendix A attached to this report.

Reason:

To obtain the Executive approval to the terms agreed for the sale of land at Daedalus required for the Stubbington Bypass scheme.

Cost of proposals:

The Council will receive the sale price set out in confidential Appendix A.

Appendices:

Appendix A: Confidential Executive Briefing Paper detailing the terms agreed with for the sale of land at Daedalus required for the Stubbington Bypass scheme. (Exempt By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.)

Appendix B: Drawing of land to be sold to HCC

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Executive Briefing Paper

Date:	09 July 2018
Subject:	Sale of Land to HCC at Daedalus for Stubbington Bypass
Briefing by:	Director of Finance and Resources
Portfolio:	Policy and Resources

INTRODUCTION

1. The Council has been in negotiation with Hampshire County Council (HCC) regarding the terms for the sale of land at Daedalus required for the Stubbington Bypass Scheme. The land adjoins the B3334 Gosport Road and B3385 Broom Way.
2. As the Executive will be aware the Scheme forms part of the wider strategy to improve access to Fareham and Gosport by reducing congestion on the existing highway network in order to support economic development and regeneration within the subregion.
3. This scheme forms one of the final parts of the package of schemes designed to improve access to Fareham and the Gosport Peninsula. It will follow the completed improvements to the northern section of Newgate Lane; the Peel Common roundabout; the St Margaret's roundabout; and the improvements to the A27 (between Segensworth and the Titchfield Gyratory) and the southern section of Newgate Lane. Together with these works the scheme aims to contribute towards the overall reduction of journey times and improved journey time reliability across the Peninsula, especially at peak times through the provision of increased road capacity and improved traffic management.
4. The principle of the construction of the scheme is supported by the Fareham Borough Local Plan Part 2 (2015); 'Policy SP49: Improvements to the Strategic Road Network', which safeguards the alignment of the proposed road as identified in this report.
5. A planning application for the Scheme was approved by the County Council's Regulatory Committee on 21 October 2015 and a formal notice of Planning Permission with associated conditions was issued on 23 October 2015. The scheme cost is estimated at £34million.

6. HCC preference is to acquire all the land required for the scheme by agreement. However to provide certainty of delivery within the funding timescales for construction. HCC have also made a Compulsory Purchase Order (CPO) to run in parallel with pursuing all acquisitions by agreement.

HEADS OF TERMS AGREED WITH HCC FOR THE SALE OF LAND

7. The confidential Appendix A sets out, for the approval of the Executive, the terms agreed with HCC for the sale of land at Daedalus required for the Stubbington Bypass scheme.
8. The sale price agreed has regard to the value of the Borough Council's retained holding being enhanced as a direct result of the Bypass which will improve access to Daedalus. The sale price is based on unimproved open space values applied to the 1.46 acres of land which adjoins the B3334 Gosport Road and B3385 Broom Way, to be sold.
9. Attached as Appendix B is a drawing showing the shaded strip of land to be sold to HCC, labelled as Plots 018, 018A and 018B.

FINANCIAL IMPLICATIONS

10. The Council will receive the sale price set out in the confidential Appendix A to this report.

CONCLUSION

11. Terms have been agreed with HCC for the sale of land at Daedalus required for the Stubbington Bypass scheme. The Executive is recommended to approve the terms set out in the confidential Appendix A .