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Date: *27 March 2015*

NOTIFICATION OF PORTFOLIO HOLDER DECISION

On 27 March 2015, Cllr C A Wise, the Finance and Efficiency Portfolio Holder, made the following decision. Any member of the Council, who is not a Portfolio Holder, who considers that this decision should be reviewed should give notice to the Monitoring Officer (Grainne O'Rourke) (in writing or by e-mail) to be received **ON OR BY 5.15 PM ON WEDNESDAY 8 APRIL 2015**.

Details of the documents the Portfolio Holder considered are attached.

DECISION: That the land at adjacent to Dairy Farm House, Cadnam Green, Bramshaw be sold for the sum of £8,000.

REASON(S): Set out in the report

ANY ALTERNATIVE OPTIONS CONSIDERED AND REJECTED: See report

CONFLICTS OF INTEREST DECLARED: None

For Further Information Please Contact:

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SALE OF LAND AT CADNAM GREEN BRAMSHAW**1. INTRODUCTION**

- 1.1 This report seeks the Portfolio Holder for Finance and Efficiency's agreement for the sale of land adjacent to Dairy House Farm Cadnam Green Bramshaw.

2. BACKGROUND

- 2.1 In 1977 the Council acquired 7 small plots of land at Bramshaw. The two largest plots were leased in 1995 to Hampshire Voluntary Housing Association for the development of 5 affordable houses. The sale of a further 4 plots were agreed last year. This report recommends the sale of the final plot.
- 2.2 Prior to selling the plots in 2014 both the Parish Council and the New Forest National Park were consulted on the future of these parcels of land and were given the opportunity to acquire them from the District. Neither the Parish nor the National Park took up this offer.
- 2.3 Concern was expressed that the plots should not be offered on the open market as it was felt this might pose a risk that they could be developed for uses that might have a negative impact on the parish or local residents. It was therefore agreed that the plots would first be offered to adjoining owners with covenants in place to control further use. This strategy has been applied to the sale of final plot.

3. THE SITE

- 3.1 The final plot is similar in size and nature to the 4 plots sold last year and extends to approximately 0.14 hectare (0.35 acre). This site has only one immediately adjoining owner and access to the site is across land in the ownership of the National Trust across which no formal rights of access exist. Interest from the open market is therefore likely to be limited.
- 3.2 Based on the prices achieved for the sale of the other parcels of land last year a sale price of £8,000 has been agreed between the Council and the buyer. This equates to approximately £23,000 per acre, which for a plot of this nature is considered fair and reasonable and comparable to the sale prices achieved last year.
- 3.3 Restrictions as to future use will be imposed on the sale of the land to prevent inappropriate development as with the previous sales. However the buyer runs a working farm in the area he has requested that he should not be prevented from erecting cattle shelters or a barn on the site. It is felt that this would not be incompatible with the character of the locality and should be permitted, subject to complying with the usual statutory planning requirements.

4. FINANCIAL IMPLICATIONS

- 4.1 The sale will generate a small capital receipt of £8,000. There will also be cost savings accruing from a reduced maintenance and management obligations in future years.

5. ENVIRONMENTAL IMPLICATIONS

- 5.1 There are no environmental implication issues arising from this report.

6. CRIME AND DISORDER IMPLICATIONS

- 6.1 There are no direct crime and disorder implication issues arising from this report, although it should be noted local ownership and control of these plots will reduce the possible risk of antisocial behaviour.

7. DIVERSITY AND EQUALITY ISSUE

- 7.1 There are no diversity or equity issues arising from the contents of this report.

8. RECOMMENDATIONS

- 8.1 It is recommended that the Portfolio Holder approve the sale of the plot as reported herein.

I agree the recommendation

CLLR COLIN WISE

**Councillor Colin Wise
Portfolio Holder for Finance
and Efficiency**

Date: 27 March 2015

Date Notice of Decision Given: 27 March 2015

Last date for call-in: 8 April 2015