

DISPOSAL OF LAND AT FAIRVIEW DRIVE DIBDEN

1. INTRODUCTION

- 1.1 This report seeks the Portfolio Holder for Finance and Efficiency's agreement to the sale and transfer of land at Fairview Drive Dibden.

2. HISTORY

- 2.1 The land at Fairview Drive edged red and blue on the attached plan was used for a number of years for the provision of an elderly day care centre, however that use ceased when Hampshire County relocated the facility to the Horrill Centre at Challenger Way in 2008.
- 2.2 In 2010 a planning application was submitted by the District Council seeking consent to permit wider community use on the site, however this was withdrawn after strong local opposition to reusing the building for broader recreational/community purposes.
- 2.3 In 2013 outline planning consent was granted for the development of part of the site (land edged red the attached plan) for 3 homes (application number 13/10901). The site has now been cleared, fenced and prepared for disposal.
- 2.4 To the rear of the site Dibden Parish Council lease a further 3.25 hectares of land for public recreation. Rights of Way are granted to the south of the development site to afford the Parish access for to the recreation land. This land is sterilised for development due to the present of a main sewer running through the access road and the access required to the recreation ground.

3. PROPOSAL

- 3.1 The Council's Asset Management Group has deemed the property to be surplus to requirements.
- 3.2 Firstly. It is proposed to sell the development site (land edged red) by public auction. The first available date for the auction will be September 2015.
- 3.3 Secondly. It is proposed that the land coloured blue on the plan will be included within the lease to the Parish at no cost. This will tidy the District Council's land interest and provide improved access to the recreation ground. The land immediately behind the development site will be planted later in the year and included within the area of public open space once established.

4. FINANCIAL IMPLICATIONS

- 4.1 The sale of site will generate a capital receipt to the Council it is recommended that the guide price for the sale is in the region of £250,000
- 4.2 There will be a nominal sum incurred in planting out the land to the rear. Since demolition the site is already becoming established with scrub and therefore the costs are of planting this land are not expected to be significant.

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 crime and disorder implication issues arising from this report

7. RECOMMENDATIONS

7.1 It is recommended that the site edged red is sold by public auction

7.2 Further it is recommended that the site edged blue should be transferred to the Hythe and Dibden Parish Council at nil consideration for inclusion in the lease for the adjoining public open space.

I agree the recommendation

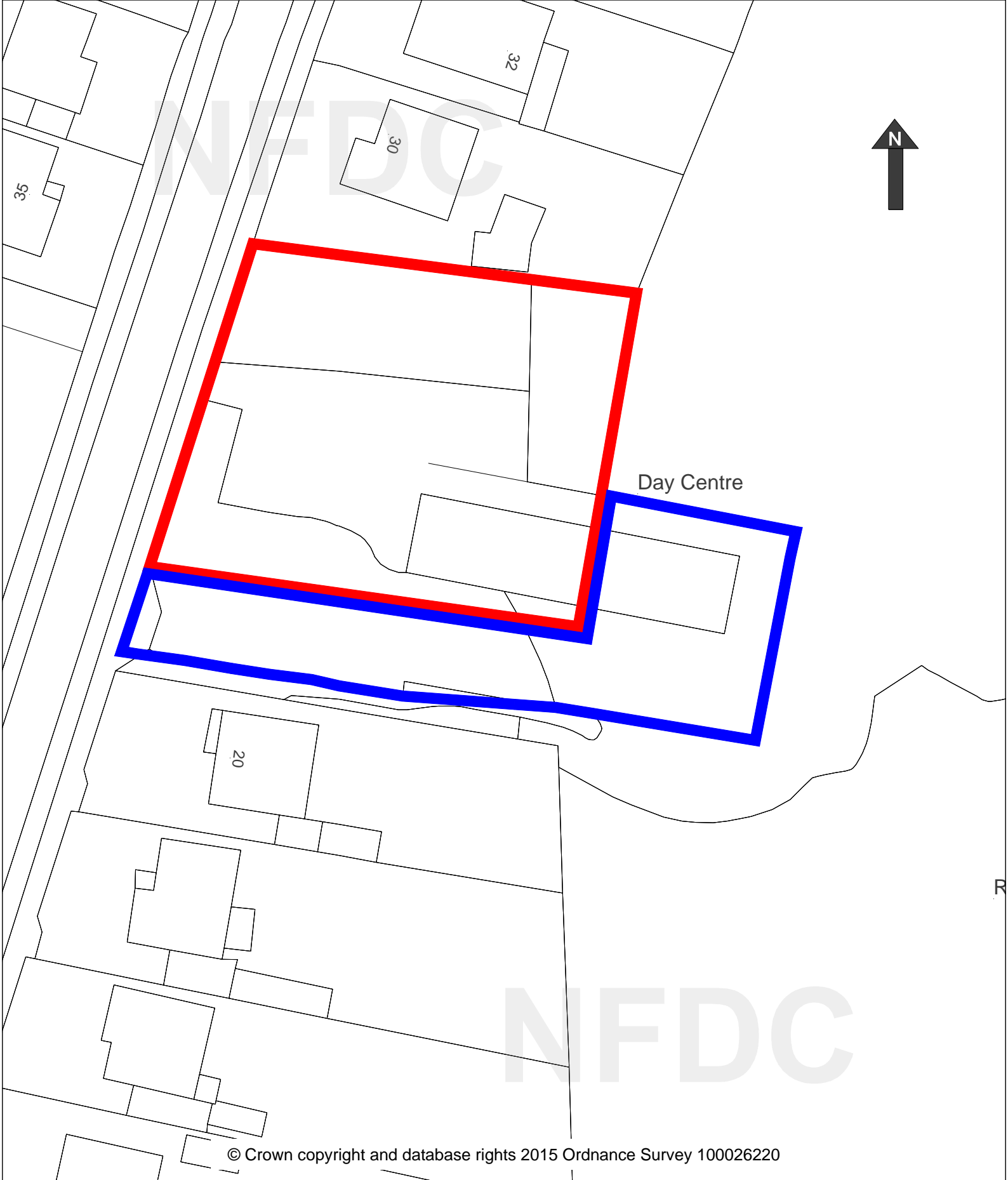
CLLR JEREMY HERON

**Councillor Jeremy Herron
Portfolio Holder for Finance
and Efficiency**

Date: 1 July 2015

Date Notice of Decision Given: 1 July 2015

Last date for call-in: 8 July 2015



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New Forest
DISTRICT COUNCIL

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Title

Appendix to Portfolio Holders Decision
Land at Fairview Drive
Hythe

Date 12/06/15

NOT TO SCALE - FOR IDENTIFICATION ONLY