



**DISPOSAL OF HIGHWAY LAND
AT BROOKWOOD CROSS ROADS**

**LOCAL COMMITTEE FOR WOKING
20 OCTOBER 2005**

KEY ISSUE:

To consider declaring as surplus an area of highway land adjacent to Brookwood Crossroads.

SUMMARY:

Land was acquired to facilitate the widening of the A322 Bagshot Road at Brookwood Crossroads to aid the construction of the Southern Extension to the West End/Bisley/Knaphill Bypass.

Although the Bypass was abandoned, alterations progressed at Brookwood Crossroads to reduce the number of personal injury accidents.

With the completion of the junction improvements, the parcel of land shown on Plan number CM685A is unnecessary for highway purposes and is therefore surplus to highway requirements. It would be appropriate to release for sale the surplus land.

CONSULTATIONS:

The Divisional Member and Borough Ward Member is aware of the contents of this report.

OFFICER RECOMMENDATIONS:

The Committee is asked to agree

- (i) that the hatched area shown on plan number CM685A be declared unnecessary and surplus to highway requirements; and,**
- (ii) that County Property Services be instructed to proceed with a competitive sale of the surplus land shown on plan number CM685A; and, to retain access for future maintenance purposes to the retaining wall along the A322 Bagshot Road and A324 Brookwood Lye Road although the wall will not be for sale.**

INTRODUCTION and BACKGROUND

1. The Transportation Service in conjunction with County Property Services, periodically review the highway land portfolio to identify whether there are parcels of highway land, in the ownership of the County Council, that are unnecessary for highway purposes. Any parcel of land so identified is assessed to determine whether it is unnecessary and could be declared surplus to highway requirements. Surplus land is packaged and offered for sale by competitive bidding.

ANALYSIS AND COMMENTARY

2. The parcel of land in question is on the northeastern corner of Brookwood Crossroads, the A322 junction with A324 and is shown hatched on plan CM685A. Surrey County Council acquired the land on 11 May 1995 for the purposes of widening the Brookwood Crossroads junction.
3. The proposed junction widening formed part of the then proposed Southern Extension to the West End/Bisley/Knaphill Bypass. On 24 November 1999, the Transportation Sub-Committee abandoned construction of the Southern Extension Bypass. In its place the Sub-Committee approved a series of on-line proposals along the A322, including alterations at the Brookwood Crossroads junction.
4. The proposed alterations to the Brookwood Crossroads junction were designed in part to reduce the number of personal injury accidents at this location. Prior to the works the average number of personal injury accidents was six a year, it is now 1.33 a year. Construction commenced in March 2002 being substantially complete by February 2003.
5. The parcel of land is partly enclosed by a retaining wall along the A322 Bagshot Road and A324 Brookwood Lye Road sides; the wall does not form part of the public highway and will not be part of the sale. However, the County Council must retain access to the wall for future maintenance purposes. Vehicular access to the site is via Brookwood Lye Road.

FINANCIAL IMPLICATIONS

6. The County Council should receive a capital receipt from the sale of the land.

SUSTAINABLE DEVELOPMENT IMPLICATIONS

7. An unnecessary parcel of highway land will be put back into useful service.

CRIME & DISORDER IMPLICATIONS

8. The permanent occupation of this land after its sale should help prevent the likelihood of crime and disorder.

EQUALITIES IMPLICATIONS

9. There are no equalities implications.

CONCLUSIONS AND REASONS FOR RECOMMENDATIONS

10. Highway land on the northeastern corner of Brookwood Crossroads is in the ownership of the County Council. With the completion of the alterations to the Brookwood Crossroads, it is unnecessary for highway purposes and should be declared surplus allowing it to be offered for sale by competitive bidding.

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BACKGROUND PAPERS: None

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