



**SURPLUS HIGHWAY LAND
ADJACENT TO 51 HORSELL MOOR,
HORSELL**

**LOCAL COMMITTEE (WOKING)
2 NOVEMBER 2006**

KEY ISSUE:

To consider a request to declare public highway land adjacent to 51 Horsell Moor surplus to the requirements of the Highway Authority.

SUMMARY:

The Committee is recommended to declare surplus to the requirements of the Highway Authority a parcel of land adjacent to No. 51 Horsell Moor, Woking.

CONSULTATIONS:

The Divisional Member and Chairman are aware of the contents of this report.

OFFICER RECOMMENDATIONS:

The Committee is asked to agree

- (i) That the area of land shown on Plan No. 12279 be declared surplus to the requirements of the Highway Authority, subject to the following provisions:

that no access onto Lockfield Drive is permitted, and

that a 2 metre wide maintenance strip is protected around the footbridge.

INTRODUCTION and BACKGROUND

1. The Committee considered a report on the sale of land adjacent to No. 51 Horsell Moor at its meeting on 6 April 2005. The Committee was informed that a parcel of land owned by the Council (See Plan No. 12279 attached at Annex A) had already been sold, subject to certain conditions. The Committee was also informed that the purchaser wished to buy an area of land, contiguous with this, which is public highway. The Committee agreed to declare this land (henceforth referred to as the Sale Land) temporarily surplus to highway requirements, to be used as open space with no structures built upon it.

ANALYSIS AND COMMENTARY

2. The Sale Land adjoins Lockfield Drive, which is also public highway. However, there is a close-boarded fence along the back of the verge on Lockfield Drive, erected when the road was built. Thus the Sale Land is physically separated from the verge running alongside Lockfield Drive.
3. The purchaser wishes to construct a single dwelling on the land he has already bought, and to use the Sale Land as the garden for this dwelling. He is unlikely to obtain planning permission for such a development unless the Sale Land is declared permanently surplus to the requirements of the Highway Authority.
4. The Sale Land would have been part of a parcel of land acquired by the Council for the construction of Lockfield Drive. However, the Sale Land has been fenced off and inaccessible to the public since Lockfield Drive was constructed in the mid-1980's, and will not be needed in the future for highway use. Therefore, it is recommended that the Sale Land be declared permanently surplus to the requirements of the Highway Authority, provided that: no access onto Lockfield Drive is permitted, and a 2 metre wide maintenance strip is protected around the footbridge.

FINANCIAL IMPLICATIONS

5. The sale of this land will provide a substantial capital receipt for the Council.

SUSTAINABLE DEVELOPMENT IMPLICATIONS

6. There are no specific sustainable development implications.

CRIME & DISORDER IMPLICATIONS

7. There are no specific crime and disorder implications.

EQUALITIES IMPLICATIONS

8. There are no specific equalities implications.

CONCLUSIONS AND REASONS FOR RECOMMENDATIONS

9. The Sale Land is not required for highway purposes, and its sale will generate a substantial capital receipt for the Council.

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BACKGROUND PAPERS: None

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