

Yeovil Western Corridor Improvement Scheme

Executive Portfolio Holder: Councillor Ric Pallister, Strategy and Policy
Strategic Director: Mark Williams, Chief Executive Officer
Assistant Director: Donna Parham, Finance and Corporate Services
Lead Officers: Diane Layzell, Senior Land & Property Officer
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Purpose of the Report

The purpose of this report is to recommend that District Executive agree to the transfer of a number of small sections of the Councils land from Thorne Lane to Preston Road as part of the Yeovil Western Corridor footpath, cycleway and roadway improvements for £1.

Public Interest

As part of the development of land to the north of Thorne Lane, and on-going travel congestion through the western corridor of Yeovil, Highways improvements are needed for Pedestrians Cyclists and Traffic. In order to facilitate this some land within this Council's ownership is needed.

Recommendations

That Area South recommends District Executive approve:

1. The freehold transfer of the areas identified on the plan coloured salmon and a licence to occupy the areas coloured green on the same plan to Somerset County Council Highways for £1;
2. That the land coloured purple on the attached plans is also retained by Somerset County Council Highways;
3. That the legal costs are borne by Somerset County Council.

Background

For many years Somerset County Highways have been looking for ways of improving the route from Watercombe Lane/Bunford Hollow roundabout through to Thorne Lane. Highways now have a scheme, and funding, to address this but do not own all the land needed to facilitate it. As a result they are entering into discussions with various landowners to acquire the sections of land needed, of which SSDC and the Joint Burial Committee are affected landowners.

The majority of South Somerset District Council's land is within the extended Abbey Manor Park development.

WESTERN CORRIDOR IMPROVEMENTS AND THE SSDC LAND NEEDED

As part of the Yeovil Western Corridor improvements some SSDC land is needed to facilitate the scheme. Most of the SSDC land will be used for cycleway and footpath improvements creating a safe cycle route for residents which will mean a route that spans Lyde Road to Thorne Lane safely via the Country Park and Lysander Road. There are small sections of land at junction of Copse Road and the pedestrian crossing into the Football club which are needed to facilitate the road improvement scheme of which we do not yet have final plans for.

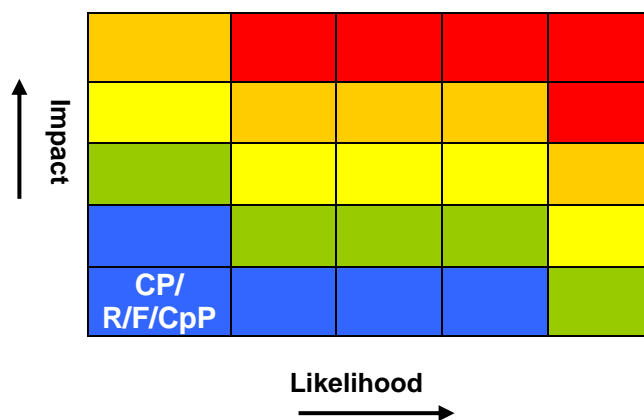
The land need for the scheme is shown on the attached plans and has been coloured salmon, these would need to be transferred into the ownership of Somerset County Highways. There are

then sections of land coloured green which are the work areas needed by the Contractor during construction. These would be a temporary licensed occupation while the works were being undertaken and would be “made good” on completion of the works. The purple colouring on the plan relates to current highways land which will be returned to grass and SSC has requested they are transferred to SSDC. As there is no specific reason for SSDC to retain them it is recommended that SSC retain them.

Financial Implications

Discussions have taken place between SSDC’s Internal Valuer and the District Valuer regarding the value of the land to be transferred. It has been confirmed and agreed that the land in question has only nominal value (£1) with no betterment potential; and arguably is currently a liability as SSDC maintains it at their expense.

Risk Matrix



Key

Categories	Colours (for further detail please refer to Risk management strategy)
R = Reputation	Red = High impact and high probability
CpP = Corporate Plan Priorities	Orange = Major impact and major probability
CP = Community Priorities	Yellow = Moderate impact and moderate probability
CY = Capacity	Green = Minor impact and minor probability
F = Financial	Blue = Insignificant impact and insignificant probability

Corporate Priority Implications

Delivering Well-Managed Cost Effective Services:

- Provide even better value for money from our services

Carbon Emissions and Climate Change Implications

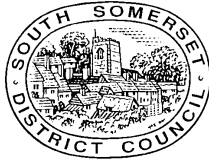
None

Equality and Diversity Implications

The proposal would not only benefit residents of Yeovil in the creation of safe cycleway and footpath but also to those Drivers visiting Yeovil by creating better road infrastructure.

Background Papers

District Valuers report



ASSET SALE APPRAISAL FORM - ONE

Section 1

Name of Asset to be Sold	Project No.
<p>Asset to be disposed of:-</p> <p>Various sections of land within the Parish of Brympton</p> <p>Lead Officer:</p> <p>Diane Layzell, Senior Land and Property Officer</p>	

Section 2

Reason for Sale
<p>Whilst there are strategic reasons for SSDC to retain certain sections of the public open space, the improvements will only benefit residents and their well-being in the future.</p> <p>Meets Corporate Priority:</p> <ul style="list-style-type: none"> • Deliver well managed cost effective services valued by our customers

Section 3

Income From Sale	
Gross Income from Sale	£ 1.00
Less Cost of Sale e.g. valuation fee	£ 0
Net Income (cost)	£ 1.00

Section 4

Loss of Rental or Other Income						
	Mgmt Code	2015/16 £	2016/17 £	2017/18 £	2018/19 £	2019/20 £
Rental Income		0	0	0	0	0
Other Income		Nil	Nil	Nil	Nil	

Section 5

Savings in Costs (annual)
No works or repairs needed

Section 6

Savings in Costs - one off (i.e. urgent major repairs required)
None

Section 7

Financial Analysis – Revenue						
	2015/16 £	2016/17 £	2017/18 £	2018/19 £	2019/20 £	
Interest from receipt	(0)	(0)	(0)	(0)	(0)	
Loss of Income	0	0	0	0	0	
Savings in Expenses						
- Salaries						
- Repairs & Maintenance	Nil	Nil	Nil	Nil	Nil	
- Other						
Total Revenue Cost / (Net saving)	0	0	0	0	0	

Section 8

Scheme Evaluation by Management Team

Section 9

Stage of Project (i.e. Feasibility)
N/A

Section 10

Expected Completion Date
It is hoped that the disposal will complete by the end of the current financial year