

REPORT ON BEHALF OF THE ASSET MANAGEMENT GROUP

**SUBJECT:
PROPOSED DISPOSAL OF A SMALL AREA OF NATIONAL PARK OWNED
LAND AT FRESHWATER EAST KNOWN AS 'THE TURNING CIRCLE'**

BACKGROUND:

The full extent of the Authority's freehold land ownership at Freshwater East is shown edged red and shaded pink on the attached aerial photo (see Appendix 1), much of which was acquired from Govan Davies in 2001. Included within that 2001 acquisition was a small 'island site' known as 'The Turning Circle' shown by the blue arrow (the subject land). Appendix 2 shows the subject lands suburban character and physical separation from the rest of our land holding in greater detail. The subject land is surplus to our operational requirements, whilst its preexisting public use as an informal vehicle turning point became functionally redundant following the construction of the near by East End car park. The Highway Authority have also confirmed that the subject land is neither required nor suitable for public adoption. Having established that the subject land is not required for either National Park or Highway Authority purposes it was offered it to Lamphey Community Council at a nominal price. That offer has been declined.

In contrast, the ongoing undocumented use of the subject land as a private means of access linking the public highway to the abutting residential dwellings is not contested by your Officers due to its long established nature which predates our 2001 acquisition. Your Officers have therefore approached the abutting residential owners shown hatched green, black & blue respectively (see appendix 2) offering the subject land for sale. In the absence of any enhanced access value for the reason outlined above, your Officers have provisionally agreed the following:

- i. The owner of the green hatched land wish to proceed with the purchase of part of the subject land numbered 1 (see Appendix 2) and we have provisionally agreed a price of £1,000.
- ii. After making initial contact we have been unable to progress a dialogue with the owner of the black hatched land concerning that part of the subject land numbered 2 (see Appendix 2). Discussions about the future of the relevant parcel of land are therefore on hold.
- iii. The joint owners of the blue land wish to proceed with the purchase of part of the subject land numbered 3 and we have provisionally agreed a price of £2,000.

The provisionally agreed terms require that the subject land may only be used as an extension to the pre-existing residential curtilages and as means of access to the highway, and that no buildings are to be erected on the land.

RECOMMENDATION

That Members authorise the disposal of the subject land to the abutting residential owners on the terms outlined above.

(For further information, please contact Gary Meopham, extension 4858, garym@pembrokeshirecoast.org.uk)

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Appendix 1





Appendix 2

