

Hampshire County Council

Joint Manydown Management Committee

Item

March 2009

Estate Management Report

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1 Introductory Summary

1.1 This report provides Members with an update on the various Estate Management items which have arisen since the last meeting of the Committee in July 2008.

2 Recommendations

It is recommended that the Committee endorses the actions taken in the management of the Manydown land.

3 Farm Business Tenancy

3.1 Regular liaison has been maintained with the representatives of the Farm Business Tenant, the Manydown Company Limited and the following notable issues have arisen:

i) Network Rail

Network Rail has reinstated the temporary access route used by the contractors involved with the safety, signalling and track works in the period September 2007 – September 2008.

Both the tenant and the Highway Authority have confirmed their satisfaction with the reinstatement works carried out on behalf of Network Rail.

Negotiations were held with the tenant over the possibility of providing additional planting along the alignment of the footpath but the tenant opposes the installation of an additional hedge at present in the belief that future access will be required and if required for emergency purposes, could lead to damage to additional planting.

ii) Land Adjacent to Manydown Footpath 21

Members may recall that at the last Committee meeting it was reported that a dispute had arisen immediately to the east of the boundary of the Manydown land, as a result of residential development to the west of Old Kempshott Lane.

The dispute concerns the alignment of Footpath 21 and works carried out by Persimmon Homes on Plot 246 of their residential development.

Legal proceedings against the developer for encroachment onto the alignment of the footpath have been commenced by the Highway Authority and negotiations are proceeding with the developer, Local Planning Authority, Highway Authority and other interested parties.

A verbal update will be provided to Members at the Committee Meeting.

4 Woodlands

- 4.1 In the report to the Joint Committee in July 2008, it was highlighted that a number of tree works were planned in approximately 5.5 hectares of woodland at Worting and Great Stubbs. These works were intended to enhance the biodiversity and improve the condition of the woodland.
- 4.2 £3,848 of grant aid has been secured for these works under a Woodland Grant Scheme and it is estimated that, in order to complete the works, a further £11,000 of expenditure will be required within the next two financial years.
- 4.3 It is proposed that £5,300 should be spent in the 2009-2010 financial year with a further £5,700 in the 2010-2011 financial year.
- 4.4 Unlike the farmland and buildings which are let to the Manydown Company Limited under the Farm Business Tenancy, the responsibility for the maintenance and management of the woodland areas rests with the head-lessee (Basingstoke & Deane Borough Council).
- 4.5 Steady progress has been made in rejuvenating the woodland since 1996 and it will be important to continue these works in order to strengthen the landscape, ecological and recreational value of the woodlands in the longer term.
- 4.6 Arrangements have been made with the Probation Service for teams of people to remove old tree guards and then some fencing from various woods. The only cost incurred for this work related to the supply of two skips and the hire of toilets for the teams carrying out the work.

5 Conclusion

- 5.1 The Estate Management of the Manydown land continues to involve negotiations on a variety of day-to-day issues but the only significant issue requiring resolution involves the boundary along the alignment of Footpath 21 as described in para 3.1 (ii) above.