

APPENDIX B

WAVERLEY BOROUGH COUNCIL

SPECIAL EXECUTIVE – 24 APRIL 2012

Title:

APPROPRIATION OF LAND AT BRIGHTWELLS/EAST STREET AND RIVERSIDE
[Portfolio Holder: Cllr Adam Taylor-Smith]
[Wards Affected: All Farnham Wards]

Note pursuant to Section 100B(5) of the Local Government Act 1972

An annexe to this report contains exempt information by virtue of which the public is likely to be excluded during the item to which the report relates, as specified in Paragraph 3 of the revised Part I of Schedule 12A to the Local Government Act 1972, namely:-

Information relating to the financial or business affairs of any particular person (including the authority holding that information).

Summary and purpose:

The purpose of this report is to consider objections to the appropriation and disposal of open space land within the Brightwells/East Street Development Site (referred to in the report as the Brightwells Site) and Riverside Development Site, and in light of these, to determine whether to approve the appropriation for planning purposes and disposal by way of lease of land owned by the Council at Brightwells and Riverside, Farnham.

How this report relates to the Council's Corporate Priorities:

The Council has a long-standing policy and clear priority to deliver the Brightwells redevelopment and also has an important role to play in working to ensure an increased supply of affordable housing. The Brightwells redevelopment will provide 239 new homes, of which 72 will be affordable units. The provision of shops, restaurants and leisure facilities, including a cinema, will provide attractions for all age groups within the town, and the development also makes provision for public open spaces and significant community facilities, including a five court tennis club at Riverside. The appropriation and disposal of land procedures in this report are an essential part of the process to achieve these corporate priorities. The Council has legal commitments under an existing development with Crest Nicholson and Sainsburys (CNS).

Equality and Diversity Implications:

There are no equality and diversity implications arising from this report.

Resource/Value for Money Implications:

The appropriation procedure is a purely technical process which has no new financial implications. The cost of appropriating the land will be met from existing budgets. The transfer of land on riverside from the Housing Revenue Account to the General Fund for planning purposes will be at nil value given the condition of the land. The proposed leasing of the land at Brightwells to CNS is subject to the receipt by the Council of an agreed Minimum Land Value, under the Development Agreement.

Legal Implications:

The report to the Executive on 29 November 2011 and Council on 13 December 2011 confirmed that to enable the development at Brightwells and Riverside it would be necessary to appropriate all the land within these sites in Council ownership to planning purposes pursuant to section 122 of the Local Government Act 1972 (LGA 1972). In order to use land for a purpose other than for the purpose under which it is currently held, the land must be "appropriated" for a different use. Appropriation is the statutory process which allows the Council to transfer property within its ownership from one use to another.

The above report also confirmed that the Council intends to dispose by way of lease the Brightwells Site to CNS and part of the Riverside Site to the Brightwells Tennis Club as a replacement for the latter's land at the Brightwells Site. To enable these leases to proceed, the procedures and requirements set down in Section 123 of the LGA 1972 have to be followed.

The Council has the legal authority to undertake both the appropriation and the leasing.

Background

1. Public notices for the appropriation of the open space land at Brightwells and Riverside were advertised in the Farnham Herald and Surrey Advertiser on 9 and 16 December 2011, with written objections to be received by 9 January 2012. This was extended, by way of a press statement, until 31 January 2012, at the request of the Portfolio Holder following representations made.
2. A plan showing the site boundary is attached as Annexe 1. Annexe 2 shows the areas of open space on the Brightwells Site that it is proposed to appropriate and Annexe 3 shows the open space at Riverside that it is proposed to appropriate.
3. Separate public notices for the leasing of the open space land at Brightwells and Riverside were advertised in the Farnham Herald and the Surrey Advertiser on 9 and 16 December 2011, with the response to any written objections to be received by 9 January 2012. This was extended, by way of a press statement, until 31 January 2012, at the request of the Portfolio Holder following representations made.

4. Annexe 4 shows the area of open space at the Brightwells Site that it is proposed to lease and Annexe 5 shows the open space at Riverside that it is proposed to lease.

Appropriation

5. Section 122 of the LGA 1972 authorises councils to appropriate land which they hold under a particular power to any other purpose.
6. Appropriation of land for planning purposes requires the consideration of the following factors:
 - a. Whether planning permission is in force
 - b. That the appropriation will facilitate the carrying out of development, redevelopment or improvements on or in relation to the land, or is required for a purpose which it is necessary to achieve in the interests of the proper planning of an area in which the land is situated, or it will contribute to the promotion of the economic, social and/or environmental well being of the area
 - c. That the land is no longer required for the purpose it was held for immediately prior to the appropriation.

Planning Status

Brightwells Site

7. The proposed regeneration of the Brightwells area and the opportunities for improving and regenerating this eastern part of Farnham town centre emerged in the 1990's, and prompted the Council to adopt a planning-led approach. In 2000 a Planning Brief was adopted by the Council as a framework to guide the co-ordinated redevelopment of the area. This Planning Brief identified an Area of Opportunity which included the Brightwells Site, most of which was already in the Council's ownership.
8. The Waverley Borough Local Plan was adopted in 2002 and this plan identified the area as the "East Street Area of Opportunity". In 2003, following a tendering process, Crest Nicholson Developments Limited and Sainsbury's Supermarkets Limited (CNS) were selected as the Council's preferred development partners. A Development Agreement with CNS was entered into by the Council in 2003.
9. Waverley, as the largest landholder, agreed Landlord's Consent for a preferred scheme in 2006, with further Landlord's Consent in 2007 and consequently CNS prepared and submitted a mixed-use planning application under reference WA/2008/0279 for the redevelopment of East Street. This application was agreed at the Joint Planning Committee Meetings on 1 October 2008 and 29 October 2008 and, following the completion of a Section 106 Agreement, planning consent was issued on 6 August 2009.

Riverside

10. The area known as Riverside lies directly to the east of the existing Riverside car park, close to the main Brightwells Site, and is being developed to provide a replacement recreation area for the Brightwells tennis courts. It will also provide a temporary replacement for the Dogflud car park during the development of the Brightwells Site.
11. The site has an extant and part implemented planning permission for additional temporary car parking spaces, combined pedestrian and cycle way, 5 new tennis courts with a purpose-built pavilion together with drainage, access and landscaping.
12. The area is mainly currently scrub overgrown and is not usable for public access save for the recently constructed pedestrian and cycle way which runs across the site.
13. The scheme, which must, as a condition required by the Council in the Development Agreement, be implemented to allow work to commence on the Brightwells main site, replaces and significantly improves on the existing Brightwell Tennis Club (the number of tennis courts increase by one to five, and a much improved changing pavilion is provided). In addition the landscaped area has been designed to offer an informal recreation area for Farnham residents and others.

Appropriation of Open Space

14. Therefore, the first test – namely that planning permission is in force – has been satisfied. It is not part of the appropriation process to reconsider the merits of the decision to grant these planning consents.
15. The whole of the land which has been identified for appropriation to planning purposes is within the site boundary of the approved extant planning consents for development of land at Brightwells and Riverside. These planning consents, together with the important safeguard that any third party rights are overridden when land is appropriated for planning purposes, (Section 237 TCPA 1990) show that it is essential to appropriate the land to planning purposes to enable the development to proceed. This satisfies the second test that the appropriated land is necessary to facilitate the development.
16. Section 122(2A) LGA 1972 provides that a local authority may not appropriate any land consisting or forming a part of open space without first providing public notice for two consecutive weeks in a local newspaper and thereafter considering any objections received.
17. Open space is defined in two statutes, The Town and Country Planning Act 1990 (TCPA) and the Open Spaces Act 1906 (OSA) and both should be treated as relevant to the appropriation and disposal of land under Sections 122 and 123 of the LGA 1972.

18. The TCPA definition of open space is “any land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground”.
19. The OSA definition “land enclosed or not, on which there are no buildings or which not more than one twentieth part is covered with buildings, and the whole or remainder of which is laid out as garden or is used for purposes of recreation or lies waste or unoccupied”. As can be seen this definition is wide and includes that contained in the TCPA.
20. This wide definition covers all Council land currently available as open space at Brightwells and Riverside. This ranges from the formal areas such as Brightwell Gardens which the former Farnham Urban District Council provided for the public as a pleasure ground following the purchase of Brightwell House in 1920, to those open areas created from the recent demolition of redundant buildings in 2009/10. So this definition includes current open space areas which were not originally acquired or formally appropriated by the Council for use by the public for open space purposes.
21. Open space land held by a local authority can be held by that local authority for that purpose in a number of different ways, including:-
 - a. Land purchased by private treaty for a financial consideration, (or acquired by planning gain pursuant to a planning application) by the Council for open space purposes for the residents of an area. An example is Gostrey Meadow which was waste land acquired by Farnham UDC in 1910 for pleasure ground purposes.
 - b. Land acquired for another purpose and subsequently appropriated for open space purposes.
(In 1920, Farnham UDC purchased Brightwell House for office purposes and subsequently in the 1920's appropriated the gardens of that house for the public as a pleasure garden, tennis courts and bowling club use. This garden, known as Brightwell Gardens, coming within the narrower definition of what may be called public open space within the Town & Country Planning Act, remains in public recreational use whilst other parts e.g. the tennis courts have been transferred by lease to a private club).
 - c. Open areas, waste or unoccupied land or land surplus to other requirements, with access to the public, but not as of right, and without any formal appropriation or consent by the authority.
22. All of the open space land at East Street and Riverside comes within category (a), (b) or (c). Of the total open space land of 1.67 hectares at the proposed East Street development identified for appropriation, the areas known as Brightwell Gardens (circa 0.25 hectares) and that part of Borelli Walk (0.24 hectares) would come within category (b) and the remainder comes within category (c). The open space at Riverside of 1.6 hectares is unoccupied or waste land, all coming within category (c).

23. Case law (Attorney General v Manchester Corporation (1931) and Dowty Boulton Paul Limited v Wolverhampton Corporation (No2 (1976)) has confirmed that the decision about whether land is no longer required for a particular purpose, and is required for another purpose, is one for the local authority acting in good faith.
24. In considering whether the specific areas of open space at Brightwells and Riverside are no longer required for their current purpose and can be appropriated to a planning purpose, the following factors are relevant:-
- a. There will be a very similar area of land retained in the public realm under the new development. The Brightwells scheme includes a landscape strategy which sees the retention of land in the public realm as an important element, including a new "Town Square", Brightwell Gardens (including the land previously used as the bowling green), a rejuvenated north bank of the River Wey, together with new walkways and space between buildings.

The planning approval for the Brightwells redevelopment proposes a building layout which delivers more public open space than was previously available, both for the project site as a whole and Brightwells Gardens in particular. The new development, when it is complete, will provide for an increase in the total public realm across the site.

Area of public realm available prior to planning approval August 2009	Area of public realm available upon completion of development
1.42 hectares	1.54 hectares

Within part of the site, the original area of Brightwells Gardens available for public use covered an area of 0.25 hectares. The former bowling club green area was fenced and public access was restricted. When the development is complete there will be a reduction of space on Brightwells Gardens west side. However it will be expanded by the inclusion of the majority of the former bowling club area to the south, and a small area to the east side both of which were previously not available for public use. Taken together the completed area of Brightwells Gardens will provide 0.37 hectares of open space, an increase of 24%.

It is of note that, at the time of the planning approval there was less open area than is currently the case. In the period since planning permission, necessary works have been carried out by the Council to the site to enhance and tidy the area and provide for a safer public environment during the preparation period for the development. Previous buildings - Brightwells Cottages, the Health Centre buildings and the adjacent bungalow, together with a dilapidated former bowls pavilion, have all been demolished and laid to grass allowing public access prior to development.

- b. There are suitable alternative available areas of open space in close proximity to the development site for use by the public while the development is being undertaken e.g.

		<i>Approximate Walking Distance</i>
Gostrey Meadow	1.4 hectares (220m)	4.5 minutes
Victoria Garden	0.06 hectares (75m)	1.5 minutes
Borelli Walk	1 hectare (220m)	0 to 4.5 minutes
Farnham Park	130 hectares (460 m)	10 minutes

- c. The provisions of the Development Agreement and prospective lease with CNS provide for the safeguarding and protection of the land as open space for the public and residents. For example, with regard to Brightwell Gardens the Development Agreement makes it clear that, together with the addition of the area previously occupied by the Bowling Club, once complete, nothing shall be done that will alter the essential character of that land as an area of open space, and it shall be maintained in such manner as is appropriate to a good quality town centre amenity space.
- d. The Section 106 Agreement (August 2009) relating to the Brightwells Site also provides for an Open Spaces Management Plan for the management, maintenance and landscaping of the open space land that it is proposed to appropriate and a Management Agreement for the long term management of the development generally. This covers the area of the existing Brightwell Gardens and the former Bowling Green plus the land that will become the new Town Square (which currently is the former welfare centre/CAB (and former theatre) site and part of the tennis courts) plus the land north of the River Wey (which is proposed to accommodate the new landscaped amphitheatre). Apart from Brightwell Gardens none of this land is currently formal public open space land.
25. Waverley has recently completed an Open Space, Sport and Recreation (Planning Policy Guidance (PPG) 17) Study. The purpose of this is to identify and then audit the quality, quantity and accessibility of existing provision and help to determine future requirements.
26. While the Study does not represent Council policy, the analysis and recommendations are relevant. PPG17 categorises open space into a number of types. These, and the impact of the proposed appropriation on the open space, are detailed below:

- Public Parks and Garden – the appropriation does not involve the loss of any defined parks and gardens. However, the report concludes that provision is “about right” in Waverley. Most Farnham town centre residents are within 15 minutes walk of Gostrey Meadows (the recommended standard for access to this form of open space). While for some the walk is longer the study does note that assessments should take into account the other types of open space in the area. In Farnham town centre this would include both Farnham Park and Victoria Gardens.
 - Natural / Semi Natural Greenspace – the appropriation does not involve the loss of any of this space. The S106 requires a financial contribution to enhancing the provision of SANG at Farnham Park.
 - Green Corridors – a green corridor along the River Wey is identified in the Study. The report notes concerns about footpath access along the River Wey. Other than short term disruption caused by the temporary access bridge to the A31 the development proposals will have a beneficial effect on the River Wey green corridor by introducing a shared footpath /cycle way along Riverside (already in place) together with increases in recreational open space adjacent to the river. The proposed pedestrian bridge from the Brightwells development to Borelli Walk will improve access to the riverside area.
 - Outdoor playing facilities – in relation to tennis there will be net gain of one tennis court when the existing courts at Brightwells are replaced at Riverside together with a new purpose-built pavilion. The loss of the former bowling green was considered as part of the consideration of the planning application. The report on the application noted that the Brightwell Club was closed in 2007 with membership transferring to other Farnham Bowling Clubs. The proposal in the PPG17 study is that there should be one green within 20 minutes walking distance in urban areas. This is met in Farnham town centre due to the existence of Farnham Bowling Club nearby in Bear Lane.
 - Civic Spaces – the study notes that the East Street development will incorporate a new “Town Square”. Respondents to surveys undertaken as part of the study highlighted concerns about the quality of civic spaces in Waverley. In relation to Central Farnham the constraints caused by the road layout were noted. The Brightwells scheme addresses this directly by providing a new civic space of high quality in an attractive, safe and traffic-free environment.
27. The Brightwells scheme will therefore be making all these areas formally available to the public and will provide a range of new paths and cycle ways for the public. The planning consent, Section 106 agreement and the Development Agreement are designed to protect and enhance these areas for public use. Thus, the third test – that the open space is not required to be held for the current purpose – can be seen to be satisfied.

Appropriation of other land

28. Attached at Annexe 6 is the plan showing the remainder of the land within the Brightwells Development Site which is not open space and is proposed to be appropriated under Section 122 LGA for planning purposes. Although this appropriation, unlike the open space land, does not require public notice consultation or consideration of public objections, the Council is required to take the factors set down in paragraph 6 into consideration before agreeing to the appropriation.

Disposal of Land

29. When local authorities lease/dispose of land assets they have a fiduciary duty under the provisions set out in Section 123 of the Local Government Act 1972. This provides that, subject to certain exceptions which are not relevant here, a local authority may dispose of land held by them in any manner they wish but, except with the consent of the Secretary of State, they may not dispose of land, (unless the disposal is by way of a lease for less than 7 years), for a consideration less than the best that can be reasonably obtained.
30. The proposal to dispose of the land at Brightwells relates to the land anticipated to be leased under the 2003 Development Agreement between the Council and CNS.
31. The proposal for the disposal of land at Riverside relates to exchange land for the Brightwell Tennis Club by way of a new lease in exchange for land they are relinquishing which will form part of the Brightwells Development.
32. The terms of the leases do not have to be finalised at this stage, as this procedure relates to an intention to dispose. The courts have held that provided the area of land which it is intended to dispose of is known with some precision, and its future use and potential purchasers are identified, then that is sufficient.

Disposal of open space

33. Section 123 also provides that before a Council disposes of land which comprises, in whole or in part, open space, it must first advertise the proposed disposal for two consecutive weeks and thereafter consider any objections.
34. The same definitions and issues relating to open space apply to the disposal of open space land as they do to its appropriation.

Disposal of other land

35. As with the appropriation procedures, the disposal of other land not comprising open space does not require public notice, consultation or consideration of objections. However, it is equally subject to the other provisions of Section 123, namely that unless Secretary of State consent is obtained, the disposal by way of a lease for more than 7 years may not be for a consideration less than the best that can be reasonably obtained.

36. All of the Riverside site is within the definition of open space land.

Best consideration

37. The overriding issue in determining what constitutes the best consideration that can be reasonably obtained is the commercial value to the authority of the disposal.

38. In the case of the Brightwells Development the evidence of best consideration is shown by the fact that the scheme has been subjected to a rigorous tendering process and the successful bidder CNS has entered into a Development Agreement with the Council, which requires the payment to the Council of a Minimum Land Value. The Council received independent valuation advice in respect of this Development Agreement and the negotiation of a Minimum Land Value for the Council in respect of the disposal.

39. As to the Riverside Site, this disposal is in exchange for land of equal value being released by the Brightwell Tennis Club at the Brightwells Development. The remainder of the Riverside Site will remain in the Council's ownership.

40. The disposal of land procedure under Section 123 does not involve reconsidering the merits of the planning consents for Brightwells Development Site and the Riverside Site.

Objections

41. The Council has received 32 individual objections to the appropriation and disposal of the land as advertised, indexed at Annexe 7. A summary of these objections is attached to this report at Annexe 8.

42. The summary is intended to set down each point of objection, and additionally to provide the Borough Council's response, with an explanation or justification. Some objections made included points of view of the merits of the Brightwells redevelopment project which did not have direct relevance to the question of appropriation and disposal, and these are listed separately, in Annexe 9.

43. Having analysed the responses received, common themes emerged from individual objectors. The following grounds for objections were the most common:-

A. Brightwell Gardens was gifted to the local community by Farnham UDC in the 1920's and no part of it should be appropriated for development purposes.

B. The areas of open space, both existing and new which will be built into the new development, will be leased to a private developer (i.e. CNS) to manage and maintain, and the Council will lose control.

- C. The notification and advertisement process for the appropriation was carried out to a different timetable than expected and at a time of year when limited time was available for the public to respond.
- D. A requirement of the governing legislation regarding appropriation, Section 122 LGA 1972, states that the land in question must be no longer required for the purpose for which it was held immediately prior to appropriation. The areas in question are still required for the purpose for which they are currently held.

44. Each of these grounds of objection is considered below.

Response to Objection A

- 45. Whilst it is the case that the part known as Brightwell Gardens is currently available for public access, other parts of the original gardens that were bought in the 1920's for public use, have over the years been leased out for specific private use (i.e. the Tennis Club and Bowling Club).
- 46. Brightwell Gardens was not, contrary to popular perception, gifted to the local community. The Gardens came about following the purchase by Farnham UDC for value of Brightwell House and grounds in 1920 for use as office space. The Council then appropriated the gardens of that house for public use as a pleasure garden, tennis courts, and bowling club.
- 47. The Council is entitled to appropriate the Gardens for another purpose subject to the requirements of Section 122 of the Local Government Act 1972.
- 48. It is important to clarify that in practice the Appropriation process is a statutory requirement which enables the construction of the design layout as specified in the Planning Approval for the Brightwells development to be enacted. This layout includes a reshaped area of open space including most of Brightwell Gardens, and incorporating the previously restricted area of the former Bowling Club. The demolition during the last few years of Brightwell cottages, the former Health centre and the adjacent bungalow, together with the development plan, has resulted in an increase in the total amount of open space available to be used by the public.

Response to Objection B

- 49. Paragraphs 24 and 30 set out the background to the proposed leasing of the Brightwells Development site to CNS. A leasing agreement between the Borough Council and CNS will be entered into which will contain the Council's requirements as to the future use, management and maintenance of the open space within the completed development. The framework for those leases is set out in the draft leases appended to the Development Agreement.
- 50. It is common in developments of the type proposed for the Brightwells Site, for common public areas to be leased to the developer/investment owner for management and maintenance purposes.

51. Advice received by the Council from senior Counsel states that it is legitimate for the open space to pass into private leased ownership subject to the requirements of Section 123 LGA. This report sets out how it is considered that after the leases have been executed, the open space land will remain in the public realm and the public's use of these areas enhanced.

Response to Objection C

52. The process of advertisement and notification of the Appropriation was carried out following a statutory process. There are four express requirements of that process:
- i) The Council's intent of appropriation must be advertised in a newspaper
 - ii) The land must be specified in the advertisement
 - iii) The newspaper must be circulated in the area in which the land is situated
 - iv) The advertisement must be placed in the newspaper for two consecutive weeks.
53. It is expected that the public are given a reasonable amount of time to respond and, after legal advice, it was concluded that the time being allowed was sufficient. The first advertisement appeared on 9 December 2011 and the closing date was 9 January 2012, a period of time that allowed for the Christmas week. The period for submission of objections was subsequently extended to 31 January 2012.
54. Following objections received concerning the process and length of time allowed for public response, formal advice has been sought from Counsel on the legality of the process and also whether the length of time given for responses was sufficient. Counsel concluded that Waverley had fulfilled its legal and procedural obligations under subsections 122(2A) and 123 (2A) of the LGA 1972, and that in eliciting substantial and considered objections to the appropriations and leasehold disposal, the statutory process had served its intended purpose. Counsel's advice, as mentioned, was sought on the subject of legality of the advertisement and notification process. Comments were also included on the next steps and the Council's justification for the appropriation and disposal of land as described. A copy of Counsel's advice is attached at (Exempt) Annexe 10.

Response to Objection D

55. To construct the East Street/Brightwells project as specified within the extant Planning Approval, which was itself subject to extensive public consultation, areas of existing open space need to be used for development purposes. However, the approved scheme provides for the creation of new areas of open space for public use, together with the preservation of existing areas, including a substantial proportion of the open space that is subject to Appropriation, which will provide for a more diverse use by the public. The existing area of Brightwell Gardens is approximately 0.25ha, while the new open space in the development will be 0.32ha.

56. The Section 106 Agreement open space management plan, the Development Agreement and prospective lease with CNS will provide protection for the long term management and maintenance of the condition and extent of the open spaces.
57. During construction, when public access will not be possible, there are collectively 2.4 hectares of public open space within a 5 minute walk and access to a further 130 hectares within 10 minutes access of the site.

Conclusion

58. The Brightwells redevelopment is intended to regenerate an area of Farnham town centre and produce a mixed use project that includes retail, housing, and a range of leisure uses. The leisure element includes a multi screen cinema, restaurants as well as improvements to the informal open space areas. A key enabling part of the scheme is relocating the tennis club to an improved site and opening up Riverside for informal public recreation. The agreed scheme provides informal open space areas for all Farnham residents, with an improved rights of way network including cycle tracks which integrate with the existing rights of way across the site and along the river. Borelli Walk open space will also be made more accessible by a second footbridge leading to an informal amphitheatre on the riverbank.

Recommendation

The Executive is recommended to RECOMMEND to the COUNCIL that

1. pursuant to Section 122 of the Local Government Act 1972, the land shown on the Plans at Annexes 2, 3 and 6 at the East Street Development Site and Riverside Site be appropriated for planning purposes and the Chief Executive be authorised to execute a memorandum confirming this appropriation; and
2. pursuant to Section 123 of the Local Government Act 1972, the intention to lease the land shown on the plans at Annexes 4 and 5 be reaffirmed, and that the detailed terms and conditions of the proposed lease to be granted to Crest Nicholson Sainsbury, including full specification of the terms of the covenants and restrictions that will protect and maintain the open space of Brightwell Gardens for public use and enjoyment, be presented for consideration by the Executive at the appropriate time, once the development agreement pre-conditions have been satisfied.

Background Papers

There are no background papers (as defined by Section 100D (5) of the Local Government Act 1972) relating to this report.

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East street/001 Appropriation Report - Final