

APPENDIX G

WAVERLEY BOROUGH COUNCIL

EXECUTIVE – 6 NOVEMBER 2012

Title:

**SALE OF LAND AT WOOLMER HILL LODGE, WOOLMER HILL ROAD,
HASLEMERE**

[Portfolio Holder: Cllr M Band and Cll K Webster]

[Wards Affected: Haslemere CP]

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 Part I of Schedule 12A to the Local Government Act 1972, namely:-

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

Summary and purpose:

Authorisation is sought for the sale of the land shown hatched on the plan annexed and an easement to maintain sight lines over the land shown cross-hatched. The sale is to be subject to an overage clause should the purchaser obtain planning permission and develop the land in accordance with terms and conditions set out in the (Exempt) Annexe.

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

By including an overage clause, Waverley will be obtaining best value for its land should it be used in development at a future date.

While the development will not include affordable housing, it will increase the number of dwellings within Waverley should the site obtain planning permission.

Equality and Diversity Implications:

There are no equality and diversity implications.

Environment and Climate Change Implications:

The sale of the land in itself will have no environment or climate change implications.

Resource/Value for Money Implications:

The proposed sale price as shown in the (Exempt) annexe will provide a modest receipt that will help the Council to achieve its Corporate Objectives; and the overage clause will ensure that Waverley obtains best value for its land in the longer-term.

Legal Implications:

Legal staff time will be required to draft the necessary documentation. The applicant will be expected to meet Waverley's legal costs.

Background

1. Waverley formerly owned Woolmer Hill Lodge. The premises were declared surplus to requirements by the Executive of 3rd November 2009 and sold to the present owners on 30 June 2010.
2. As can be seen on the plan at Annexe 1, the garden of Woolmer Hill Lodge is quite large. The owners wish to develop the garden with access onto Lower Hanger. However, planning permission has been refused on appeal, a major reason for which is sight lines onto the road.
3. The owners would like to purchase Waverley's strip of land between the garden of Woolmer Hill and the road, together with an easement over an extension west along Lower Hanger, in order to provide them access and with sight lines. There is, however, no guarantee that control over the sight lines will overcome all the planning objections to the development.
4. It is therefore proposed that Waverley sells the strip of land to the owners of Woolmer Hill for the minimum price that it would normally require for small areas of land. However, within the transfer Waverley would require an overage clause that would claw back the amount Waverley would receive if the land was sold with planning permission on the adjacent land.

Recommendation

It is recommended that Waverley sells the strip of land shown coloured black on the plan annexed to the owners of Woolmer Hill Lodge on terms and conditions set out in the (Exempt) Annexe, other terms and conditions to be agreed by the Estates and Valuation Manager.

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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