

# **WAVERLEY BOROUGH COUNCIL**

## **EXECUTIVE**

**6 APRIL 2021**

---

**Title:**

**Property Matter –  
Lease Of Land For 1 X Substation  
With Associated Cabling And Easements, Farnham**

---

**Portfolio Holder: Cllr Andy MacLeod, Portfolio Holder for Planning Policy and Brightwells**

**Head of Service: Kelvin Mills, Head of Commercial Services**

**Key decision: No**

**Access: Part Exempt**

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

Annexe 1 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:

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

---

**1. Purpose and summary**

To seek approval to grant a lease to Electricity Network Company Limited for siting of a further electricity sub-station with associated cabling and easements to the Brightwells site.

**2. Recommendation**

That the Executive authorises the grant of a new lease to Electricity Network Company Ltd and easements for the electricity sub-stations and cabling, on the terms proposed in (Exempt) Annexe 1.

**3. Reason for the recommendation**

It is recommended that the Executive authorise the lease in order to progress the regeneration project at Brightwells.

#### **4. Background**

- 4.1 The Brightwells development in Farnham necessitates a total of 5 new electricity sub-stations within the boundary of the development to serve the scheme.
- 4.2 The Executive approved 4 sub-station leases at its meeting in December 2019. Since then a further sub-station has become necessary as a change to the residential gas provision has been made.
- 4.3 The location of the sub-station is as shown on the plan at Annexe 2. The easement route is shown on the plan (in blue), and all legal paperwork will be completed to put in place the required rights of easement and access.
- 4.4 The Council is not able to charge for the easement as per the restrictions from utility companies.

#### **5. Relationship to the Corporate Strategy and Service Plan**

**A strong, resilient local economy:** The proposal is to provide a seamless electricity supply to the new Brightwells development in Farnham, benefiting businesses and facilities within this area, and minimising disruption. To create a business-friendly culture in Waverley Borough Council that supports local businesses to be successful.

#### **6. Implications of decision**

##### **6.1 Resource (Finance, procurement, staffing, IT)**

There is no significant impact to Waverley resources. The proposal will see no reduction in rental income.

##### **6.2 Risk management**

The lease has been agreed via external lawyers.

##### **6.3 Legal**

The substation will be sited within the Brightwells development and easements will therefore be required in order for cabling to be installed and for future access by the lessee.

##### **6.4 Equality, diversity and inclusion**

There is no impact.

##### **6.5 Climate emergency declaration**

The addition of an electricity sub-station supports the move from gas to sustainable electricity supplies at the development.

**7. Consultation and engagement**

The sub-stations are part of the overall planning permission requirements.

**8. Other options considered**

N/A

**9. Governance journey**

Because this lease is for a term of more than 25 years it cannot be agreed under officer delegation and requires Executive approval.

**Annexes:**

Exempt Annexe 1 – Terms

Annexe 2 – Lease Plan

---

**Background Papers**

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

---

**CONTACT OFFICER:**

Name: Debbie Smith  
Position: Development Programme Manager  
Telephone: 01483 523 432  
Email: [Debbie.Smith@waverley.gov.uk](mailto:Debbie.Smith@waverley.gov.uk)

Agreed and signed off by:  
Legal Services: 18/03/2021  
Head of Finance: date  
Strategic Director: 22/03/2021  
Portfolio Holder: 24/03/2021