

Disposal of land at South Street, Litlington to Litlington Parish Council at less than best consideration

1. Background

- 1.1 Litlington Parish Council have a ten year lease of 1.4ac of land fronting South St, Litlington, shown edged red on the attached plan, which expires on 24th Oct 2018. They are paying a rent of £150pa.
- 1.2 The land is part of the much larger Recreation Ground owned by the Parish Council.
- 1.3 The frontage to the land is designated as 'Important Countryside Frontage' in the prevailing South Cambridgeshire Local Plan.
- 1.4 In the emerging Local Plan the designation remains and in addition the whole Recreation Ground is designated as Local Green Space. No representations were made objecting to this.
- 1.5 It is reasonable to assume that future development prospects for the land are extremely limited.

2. Main Issues

- 2.1 The County Council is pursuing a 'housing shortfall' planning application for 22 dwellings at Sheen Farm Royston Rd Litlington nearby which it had previously indicated some 5 years ago would be an 'Exceptions' housing scheme delivering 12 affordable dwellings. Under the market scheme now being pursued 9 affordable dwellings are to be delivered.
- 2.2 At the Litlington Parish Council AGM on 9th May 2017 officers were asked what community benefits the people of Litlington would secure from the Sheen Farm scheme next door and advised that it was within the Council's gift to grant a long lease on the land at South Street at a peppercorn rent if authorized by Members. Member endorsement was required for a "less than best value" transaction.
- 2.3 The previous local Member for Litlington, Cllr Adrian Dent, had previously supported the granting of a long lease to the Parish Council at a peppercorn and the new local member Cllr Sebastian Kindersley is equally supportive, although he had suggested a Freehold transfer. Officers never recommend freehold transfers as it means that any future uplift in value would be lost to the County Council and the ongoing use is no longer certain.

3. Recommendation

- 3.1 Members are requested to endorse the grant of a 99 year lease to the Parish Council at a peppercorn rent of the County Council's land at South St, Litlington if it's planning application for residential development at Sheen Farm is approved.