

**SALE OF BARE LAND DUBBS KNOLL ROAD GULDEN MORDEN TO
CAMBRIDGESHIRE HOUSING & INVESTMENT COMPANY**

To: **Commercial and Investment Committee**

Meeting Date: **20th October 2017**

From: **Chris Malyon, Deputy Chief Executive**

Electoral division(s): **Gamlingay**

Forward Plan ref: **2017/053** *Key decision:* **Yes**

Purpose: **To declare 1.2ha of bare agricultural land fronting Dubbs Knoll Rd Guilden Morden surplus and agree the sale at Open Market Value to Cambridgeshire Housing & Investment Company following the grant of planning permission.**

Recommendation: **It is recommended that:-**

- (1) The Committee approve the disposal of land at Dubbs Knoll Rd Guilden Morden to CHIC at 'best consideration' following the grant of planning consent ref S/0937/17/OL**
- (2) The final terms of the disposal be delegated to the Deputy Chief Executive in consultation with the Chair of the Committee**

<i>Officer contact:</i>		<i>Member contact:</i>	
Name:	John Macmillan	Name:	Councillor Joshua Schumann
Post:	Group Asset Manager	Post:	Chairman, Commercial & Investment Committee
Email:	John.macmillan@cambridgeshire.gov.uk	Email:	joshua.schumann@hotmail.co.uk
Tel:	07808 861360		

1. BACKGROUND

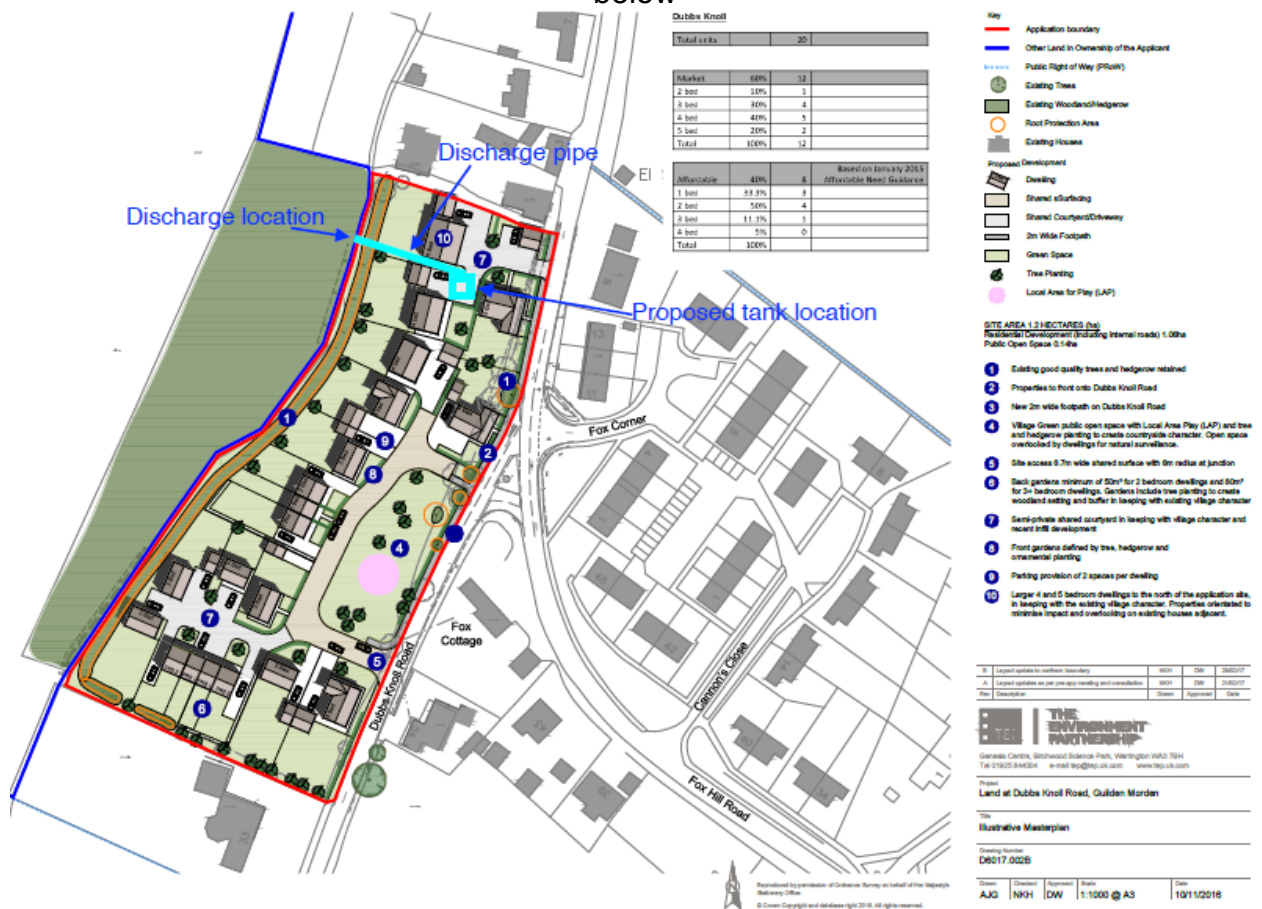
- 1.1 This bare land parcel of agricultural land extending to 1.2ha is shown below and backed by settlement line woodland has been unsuccessfully promoted in previous Local Plans but a planning application ref S/0937/17/OL for 20 houses was submitted and was expected to be determined at Planning Committee on 1st November.



- 1.2 Early indication from planning officers were that the application would be supported. The planning team leader is now expected to give a delegated refusal and the application will not now go to committee. The main reason given is that Guilden Morden in policy terms is a group village where new housing schemes are a maximum of 8 houses although there can be exceptions up to 15 on brownfield sites although a written response has not yet been received.
- 1.3 CHIC has been set up as an investment company to generate revenue for CCC through its borrowing arrangement as well as capital receipts and all its profits benefit the CCC as its only shareholder.
- 1.4 CHIC will now consider how to respond.

2. MAIN ISSUES

- 2.1 The site is to be sold unconditionally once planning consent (ref S0937/17/OL) has been determined- see layout below



- 2.3 A Registered Valuer is to be appointed to value the site in accord with the pending planning application
- 2.4 CHIC are well placed to undertake a successful development of this highly attractive South Cambridgeshire village site close to Royston.
- 2.5 The 'best consideration' purchase price will be at the independent valuation.
- 2.6 LGSS Legal have been appointed to handle the sale with work on the draft contracts progressing with the aim to move to exchange and completion within a set time after planning consent.

3. ALIGNMENT WITH CORPORATE PRIORITIES

- 3.1 Developing the local economy for the benefit of all

The following points set out details of the positive implications identified by officers in the development of this site for six flats:

- The building of the 20 houses will generate local employment and support the local economy.
- Once completed more residents will be living in the area spending money locally and supporting local facilities like schools doctors surgeries etc.

2 Helping people live healthy and independent lives

The site is in a very popular south Cambridgeshire village and there are opportunities for cycling and walking to local facilities

3.3 Supporting and protecting vulnerable people

There are no identified implications.

4. SIGNIFICANT IMPLICATIONS

4.1 Resource Implications

The sales to CHIC are important in generating important revenue to support County Council services and have been built into the Council's budget plans.

4.2 Procurement/Contractual/Council Contract Procedure Rules Implications

There are no significant implications within this category

4.3 Statutory, Legal and Risk Implications

The following bullet point sets out details of significant implications identified by officers:

Refer to the Disposal Process of Property Assets that was agreed at the Committee's meeting on 30th June this document sets out all the legal considerations for disposing of council land to the CHIC.

4.4 Equality and Diversity Implications

None identified

4.5 Engagement and Communications Implications

The planning application has been subject to full consultation.

4.6 Localism and Local Member Involvement

The local member is Sebastian Kindersley.

4.7 Public Health Implications*No comments received to date.*

Implications	Officer Clearance
Have the resource implications been cleared by Finance?	Yes Name of Financial Officer: Chris Malyon
Have the procurement/contractual/ Council Contract Procedure Rules implications been cleared by the LGSS Head of Procurement?	Yes No implications raised. Name of Officer: Paul White
Has the impact on statutory, legal and risk implications been cleared by LGSS Law?	Yes Reference made to the Disposal Process of Property Assets that was agreed at the Committee's meeting on 30th June Name of Legal Officer: Fiona Macmillan
Have the equality and diversity implications been cleared by your Service Contact?	Yes Name of Officer: John MacMillan
Have any engagement and communication implications been cleared by Communications?	Yes Name of Officer: Christine Birchall Head of Communications and Information
Have any localism and Local Member involvement issues been cleared by your Service Contact?	Yes Name of Officer: John Macmillan
Have any Public Health implications been cleared by Public Health	No response yet received Name of Officer: Tessa Campbell