

**REPORT OF THE LEADER OF THE COUNTY COUNCIL****DISPOSAL OF LAND AT FIELDS FARM CLOSE, WILLOUGHBY-ON-THE-WOLDS****Purpose of the Report**

1. To seek approval to submit an outline planning application to change the use for the site (shown B and C on the attached plan) at Fields Farm Close, Willoughby-on-the-Wolds to residential use.
2. To seek approval to market the site for sale subject to a satisfactory outline planning consent. A further report will be taken to Committee once a suitable bidder for the site is found.

**Information**

3. The site lies in the centre of Willoughby, adjacent to existing housing. The total area of the site is 5.83 acres with the potential available area for development being just over 3 acres.
4. Approximately half of the available site (area marked C on the plan) is not used at all and the other half (area marked B on the plan) has been let to Willoughby Community Park Association (local parish) with the option to determine at 3 months' notice. This area is rarely used open space.
5. Willoughby also have a 30-year lease on an adjoining 2.77 acres (area marked A on the plan) which is used as the community park with a multi-use games area and football pitch.

**Timing**

6. The site was purchased at auction by Nottinghamshire County Council in 2004 for possible future educational use. It has since been confirmed that the site is no longer required for such use and the area not used as a playground and football pitch has been declared surplus.
7. The vendor, David Wilson Homes sold the site with a two-stage clawback provision. The provision stipulates that the Council must pay to the vendor 25% of the uplift in value from agricultural to residential use upon a successful grant of detailed planning permission up until June 2020. For a successful grant of a detailed planning application after that date the Council must pay 50% of any uplift in value.

8. This is not a large site and it not expected to produce a significant capital receipt, however, the difference in uplift from 25% to 50% is likely to be fundamental in whether any development on site is viable.

### **Other Options Considered**

9. The following additional options have been considered:

- (a) Retain the Property: this property is vacant and has been declared surplus to the operational requirements of the County Council and can be sold. If there is a delay in obtaining planning permission beyond June 2020 any development of the site is likely to become unviable. It will continue to incur the maintenance costs such as fly tipping without providing any use for the Council.
- (b) Lease the property: this would be an alternative to outright sale, but the prospects to achieve long term and consistent rental income from the letting of the property are considered to be extremely poor. Any letting interest which might be generated is likely to be short term or sporadic, with the likelihood of significant periods of vacancy. The expected rent for such a letting is minimal, such as keeping horses on the land and may be outweighed by the maintenance costs.

### **Reason/s for Recommendation/s**

10. To enable the sale of a surplus asset and to secure a capital receipt to the County Council.

### **Statutory and Policy Implications**

11. This report has been compiled after consideration of implications in respect of crime and disorder, data protection and information governance, finance, human resources, human rights, the NHS Constitution (public health services), the public sector equality duty, safeguarding of children and adults at risk, service users, smarter working, sustainability and the environment and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

### **RECOMMENDATION/S**

- 1) That approval is given to submit an outline planning application to change the use for the site (shown B and C on the attached plan) at Fields Farm Close, Willoughby-on-the-Wolds to residential use.
- 2) That approval is given to market the site for sale subject to a satisfactory outline planning consent.

**Councillor Mrs Kay Cutts**  
**Leader of the County Council**

**For any enquiries about this report please contact:** David Hughes, Service Director, Investment & Growth, Tel: 0115 9773825

**Constitutional Comments [CJ 20/02/2019]**

12. The recommendations fall within the remit of Policy Committee under its terms of reference.

**Financial Comments [GB 21/02/2019]**

13. There are no financial implications arising directly from this report.

**Background Papers and Published Documents**

14. None.

**Electoral Division(s) and Member(s) Affected**

15. Electoral Division(s): Keyworth  
Member(s): Councillor John Cottee