

# SLAUGHAM PARISH COUNCIL

Villages of Warninglid, Pease Pottage, Slaugham & Handcross  
2 Coltstaple Cottages, Coltstaple Lane, Horsham, RH13 9BB

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## SPCNHP / SPCLT Update Virtual Meeting 10<sup>th</sup> February 2021

### Present:

Slaugham Parish Council Neighbourhood Planning Committee (SPCNHP)  
Cllr's Eric Prescott, Lorette Holborn, Lesley Read, Sally Mclean (Clerk RFO)

Slaugham Community Land Trust (SPCLT)  
Tim Arnold, Ed Hadfield, Maria Hughes, John Welch, Martin Lynne, ARS Tom Warder

**Apologies** Cllr's Julia Elliott, Bob St George

**Purpose:** This meeting was arranged to provide an update on the work that had been completed since our last meeting and next steps.

Cllr Prescott advised that the Parish Council are required to comply with government legislation and are duty bound to complete these. Parish Councils have a clear duty to maximise value from their assets whilst trying to also deliver the vision for the community –.

**Parish Council Land Disposal** Local authorities are given powers under the 1972 Act to dispose of land in any manner they wish, including sale of their freehold interest, granting a lease or assigning any unexpired term on a lease, and the granting of easements. The only constraint is that a disposal must be for the best consideration reasonably obtainable unless the Secretary of State consents to the disposal.

We have to be mindful that the Council could be challenged if the regulations are not complied with so due diligence must followed and evidenced throughout – The CLT cannot be challenged for not tendering this appropriately.

The legislation is clear that *It remains the responsibility of each authority to seek their own legal or other professional advice as appropriate.*

- *The Land in the first instant should be valued:*
- *The valuation for the purposes of determining whether the proposed land disposal under the terms if the LCG Act 1972*
- *Application for an unrestricted and restricted valuation technical report - if required TBD*

We are exploring as to whether we require more than one valuation to conform with the regulations.

### What we have researched:

In order to keep the momentum SCPNHP have evaluated what is desired when appointing a surveyor that will help keep costs down, to time and provide independent advice that will help us explore options. A prerequisite is that they are conversant with the legislation that govern Councils and the aspirations set out in the neighbourhood plan.

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## What's Next

The Clerk is reviewing the parameters and budget with the Councils Finance & Policy Committee. This will enable us to keep the impetus of the project where possible whilst complying with our financial regulations also.

We believe that this will enable the SPCNHP to better review of the SPCLT proposal/s collate the required evidence that their have invested in options and getting best value all round for the project whilst meeting the guidance.

Tom asked that Aster be considered when reviewing other potential options - The Clerk asked that Tom to provide a brief on the opportunities that have been reviewed so that we are able to incorporate those during considerations or valuation stages whichever is deemed appropriate by this group.

The Committee will schedule an update with Millwood Homes in order ascertain their plans with the Site Allocations Development Plan Document (DPD) now in examination. We have been advised that as part of the examination process the Planning Inspector will hold public hearings this Spring. With further consultation to follow, should it pass the required statutory conditions it will be adopted this Autumn.

## Timescales.

It is envisaged that the Finance Committee review the criteria and spend to value the land and seek independent advice.

This will be ratified by the Council on the 25<sup>th</sup> February 2021

The criteria for the surveyor and independent advice will continue until that meeting with a view to appointing them at that meeting or shortly after

We believe it will be a week to 10 days for them to provide us with valuation/s considering the parameters, MSDC policy CLT proposal and other options in perpetuity

END