

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Not for publication by virtue of the following paragraph of Part 1 of Schedule 12 A (L.G.A. 1972):

Paragraph 3: Information relating to the financial or business affairs of any particular person (including the authority holding that information).

**RECOMMENDATIONS OF THE EXECUTIVE**

**Executive Summary**

At its meeting on 12 July 2018, the Executive received a report on Land Management at Westfield Avenue. This report sets out the Part II minute from that meeting for consideration and determination by Council.

**A. LAND MANAGEMENT - WESTFIELD AVENUE**

[NOTE: In accordance with the Members' Code of Conduct, Councillor A C L Bowes declared a pecuniary interest in this item arising from a family member owning a part of land in the proposed development. The interest was such that Councillor Bowes left the Council Chamber during the consideration and determination of the item.]

[NOTE: In accordance with the Officer Employment Procedure Rules, Peter Bryant (Head of Democratic and Legal Services) declared an interest in this item arising from him (i) being a member of the Cards Trust, the supporters' club for Woking Football Club and (ii) providing occasional unpaid assistance to Woking Football Club, e.g. acting as Returning Officer for the election of directors. The interest did not prevent Mr Bryant from advising the Council on this matter.]

[NOTE: In accordance with the Officer Employment Procedure Rules, Leigh Clarke (Finance Director) declared an interest in this item arising from her husband having a small shareholding in the Club. The interest did not prevent Mrs Clarke from advising the Council on this matter.]

Following the decision of Council at its meeting on 5 April 2018 to enter into a Development Agreement with GolDev, the Executive received a report which set out the Viability Assessment and the terms to acquire land at Egley Road. The Executive noted that the Viability Assessment demonstrated to GolDev's satisfaction that the risks associated with taking forward the development were acceptable. The Executive was therefore advised that the development was viable and that the land at Egley Road should be acquired by the Council for that purpose.

Members discussed affordable housing, infrastructure concerns and the comparable residential values advice included in the report. The Chief Executive commented that it was hoped to apply the Council's Earn Your Deposit Scheme in the proposed development.

Officers advised that a 10,000 seat stadium with the necessary facilities to meet English Football League Standards had been insisted upon in the specification. It was noted that the Council would wish to future proof the new stadium as much as possible.

## Recommendations of the Executive

The Chief Executive stated that GolDev had not been procured by the Council. The Executive was informed that the risk to the Council was considered small and that GoldDev, as the developer, would need to address the significant risks of proceeding with the development proposal.

Subject to the agreement of Council at its meeting on 26 July 2018, it was anticipated that GolDev would undertake pre-planning consultation possibly in Autumn 2018. Members were reminded that the proposal would remain confidential until the pre-planning consultation.

The Executive welcomed the development proposal and was supportive of Woking Football Club, noting its contribution and engagement in the community.

### **RECOMMENDED to Council**

- That (i) the GolDev development proposal is considered viable; and
- (ii) the Council acquire the land at Egley Road from Leigh Place Properties in the sum of £11m subject to planning approval of the proposed development on Kingfield Road and Egley Road.

Reason: To implement the Decision of Council on 5 April 2018.

The Committee has the authority to determine the recommendations set out above.

**Background Papers:** None.

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