

Our Ref: WAV111-2045719 - JHNN
Your Ref:
29 April 2025

Holly Dutton
Inquiries and Major Casework Team
Planning Inspectorate
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Dear Sirs

Planning Appeal – 1st Haslemere Scout Group and Scout Hall Lease
Planning Inspectorate Ref: APP/R3650/W/23/3327643

We refer to the attached letter from Gordons Partnership to you regarding the above planning appeal.

We act on behalf of Waverley Borough Council in connection with the proposed renewal of the lease of the Scout Hall at Bunch Lane, Haslemere to the Scout Association Trust Corporation as custodian trustee for the First Haslemere Scout Group, as referred to in the Gordons Partnership letter.

We confirm the facts set out in the letter regarding the lease renewal proceedings under claim number JOOGU092.

The lease was substantially agreed between the parties in January 2024 subject to a final review by Gordons Partnership and some anticipated final tidying up amendments. However the revised draft lease received from them on 29 February 2024 contained a number of substantive new amendments to the lease, departing from the previously agreed position in a number of respects, on which it was necessary to obtain the Council's instructions. As these new points require input and authorisations from a number of teams within the Council, it is taking some time to obtain the necessary instructions but the lease renewal negotiations are nevertheless ongoing.

As set out above, the terms of the renewal lease are still been negotiated on a without prejudice basis, subject to contract and Council approval, therefore, we are unable to discuss the specific terms of those negotiations.

However, we confirm that to accommodate both the Council's redevelopment plans for the site and the Tenant's requirement for security of tenure, it has been agreed in principle that the renewal lease will be for an initial 15 year term, contracted out of the Landlord and Tenant Act 1954 and will include the option for the Landlord, exercisable within the first ten years of the term, to terminate the lease and relocate the tenant to alternative premises of equivalent or better standard within the Wey Hill Estate.

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LETTER TO PLANNING INSPECTORATE - 29.04.2025(160890465.1).DOCX

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The parties are continuing to negotiate the terms, however, in principle, the parties have agreed that the lease will be drafted in such a way as to provide that the tenant will have the benefit of LTA 1954 Act protection either at the current site or at the alternative site following the exercise of the Landlord's relocation rights.

It should be noted that nothing in this letter should be construed as the Council agreeing the terms of the new renewal lease and are simply provided for information purposes. The terms of the renewal lease remain subject to contract and Council approval and without prejudice to the Council's position within the Court proceedings.

Yours faithfully

DAC Beachcroft LLP

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Dear Sirs

Re: Planning Appeal – 1st Haslemere Scout Group and Scout Hall Lease

Midhurst Road Planning Appeals (Planning Inspectorate Ref: APP/R3650/W/23/3327643)

We act on behalf of the 1st Haslemere Scout Group (“the Scouts”) and write in relation to the ongoing planning appeal, specifically addressing the evidence submitted by the Scouts.

Background and Legal Status of the Scout Hall Lease

The Scout Hall was leased by Waverley Borough Council (“the Landlord”) to the Girl Guides Association Trust Corporation (later the Guides Association Trust Corporation) as trustees for the Haslemere Scout Group of the Scouts Association and the Haslemere District of the Girl Guides Association under a 28-year lease dated 19th December 1985, commencing 1st September 1983, with rent payable quarterly.

On 28th February 2022, the Scouts filed a claim (No. JOOGU092) at Guildford County Court to secure a new tenancy, as documented in the attached Claim (publicly available at Guildford County Court).

The parties agreed a stay of proceedings by way of consent order dated 1 December 2022. This was not dealt with by the court and the matter then listed for trial. However, the trial was vacated and the matter remains live.

Since February 2023 negotiations have taken place between the parties, however the Council have not engaged since March 2024.

Status of Plot 8 at Weyhill Youth Campus

The Scouts held a separate lease for Plot 8, referenced in the Claim. This parcel of land has since been surrendered by the Scouts to the Landlord for redevelopment purposes in accordance with the court order dated 5 July 2022 (Ref: J00GU092).

Attempts to progress negotiations

Since the claim proceedings were stayed, negotiations between Gordons Partnership (acting for the Scouts) and DAC Beachcroft LLP (acting for the Landlord) stalled in March 2024, 13 months ago. Several attempts

were made by Gordons Partnership to progress discussions, including 13 February 2025, but the Landlord has given no further instructions to their solicitors.

Joint Statement for the Planning Appeal

Paul Buckler, Chairman of the Scouts has contacted the Council to agree a joint statement been advised that they cannot deal with this enquiry until Tuesday, as the only officer with in-depth knowledge of the matter is out of the office until Tuesday (see attached email). ours faithfully,



Kathryn Johns
Senior Associate
For and on behalf of Gordons Partnership 2020 Limited
Email: Kathryn@gordonsols.co.uk

Attachments:

- Claim No. JOOGU092 (Guildford County Court) for a 15-year lease with a pepper corn rent based on the same terms & conditions as the existing lease subject to modernisation.
- email dated 17th April 2025