

Decision under Delegated Powers
To approve the adoption of public open space off Willow Road , Barrow upon Soar

Officer Making the Decision

Head of Cleansing and Open Spaces

Recommendation

That the Borough Council adopts Public Open Space at Willow Road, Barrow upon Soar – Planning Application Ref: P/04/0999/2 (see plan below, areas edged Red).

Reason

To provide an appropriate mechanism for ensuring the management and maintenance of the open space to be adopted, making it available for community use and to comply with the Conditions associated with the planning permission at the site P/04/0999/2

Authority for Decision

Planning Permission granted for the site makes provision for the land to be adopted by the Council once certain conditions have been met. These conditions have been met.

Decision and Date

Approved



Matt Bradford
Head of Cleansing and Open Spaces

Background

There is a commitment to ensure that a growth in homes and infrastructure benefits residents through improved community facilities, affordable housing and superfast broadband. In addition, the Corporate Plan makes a commitment to protect and enhance green and open spaces and support the creation of open spaces, encouraging healthy lifestyles through the delivery and promotion of sporting and recreational facilities.

Under Planning Application P/04/0999/2 the land for adoption was set aside as public open space.

Detail

Developers have prepared and maintained the open spaces to a standard acceptable to the Borough Council.

In accordance with Planning Permission granted on the site the freehold of the following lands is now to transfer to the Borough Council:

Typology	AREA	Size (ha)	Commuted Sum
Amenity Open Space	A	5.4485	£393,061.16
	B	0.3335	£24,059.08
	C	0.4144	£29,895.30
	D	0.0251	£1,810.74
	F	0.0468	£3,376.21
	G	0.0405	£2,921.72
TOTAL		6.3088	£455,124.21

1 ha (hectare) equals 10,000 square metres.

An additional contribution for remedial repairs to the installed play area of £22,730.14 to be requested and transferred to Barrow Parish Council

Transfer from David Wilson Ltd
Planning Ref: P/04/0999/2

Forward Transfer to Barrow Parish Council

The following areas will be forward transferred to Barrow Parish Council following the transfer to CBC.

Area A minus the balancing pond (see plan B and C as part of this DD)

Area B

Area C

Area D

A pro rata maintenance sum of £434,597.45 (plus the play area sum for remedial repairs of £22,730.14) to be transferred to Barrow Parish Council for Maintenance.

Areas F, G and the balancing pond (part of area A) to remain in the ownership of CBC.

Financial Implications

The Borough Council will receive and retain an on-site Open Space Maintenance Contribution of £20,526.76 transfer of the public open spaces F, G and the balancing pond (part of area A)

a) Amenity Green Space - annual contract maintenance cost is 2853 sq. metres @ £0.3866 per sq. m = £1,102.97 per annum.

Total cost per annum:

£1,102.97 MOS Variation cost

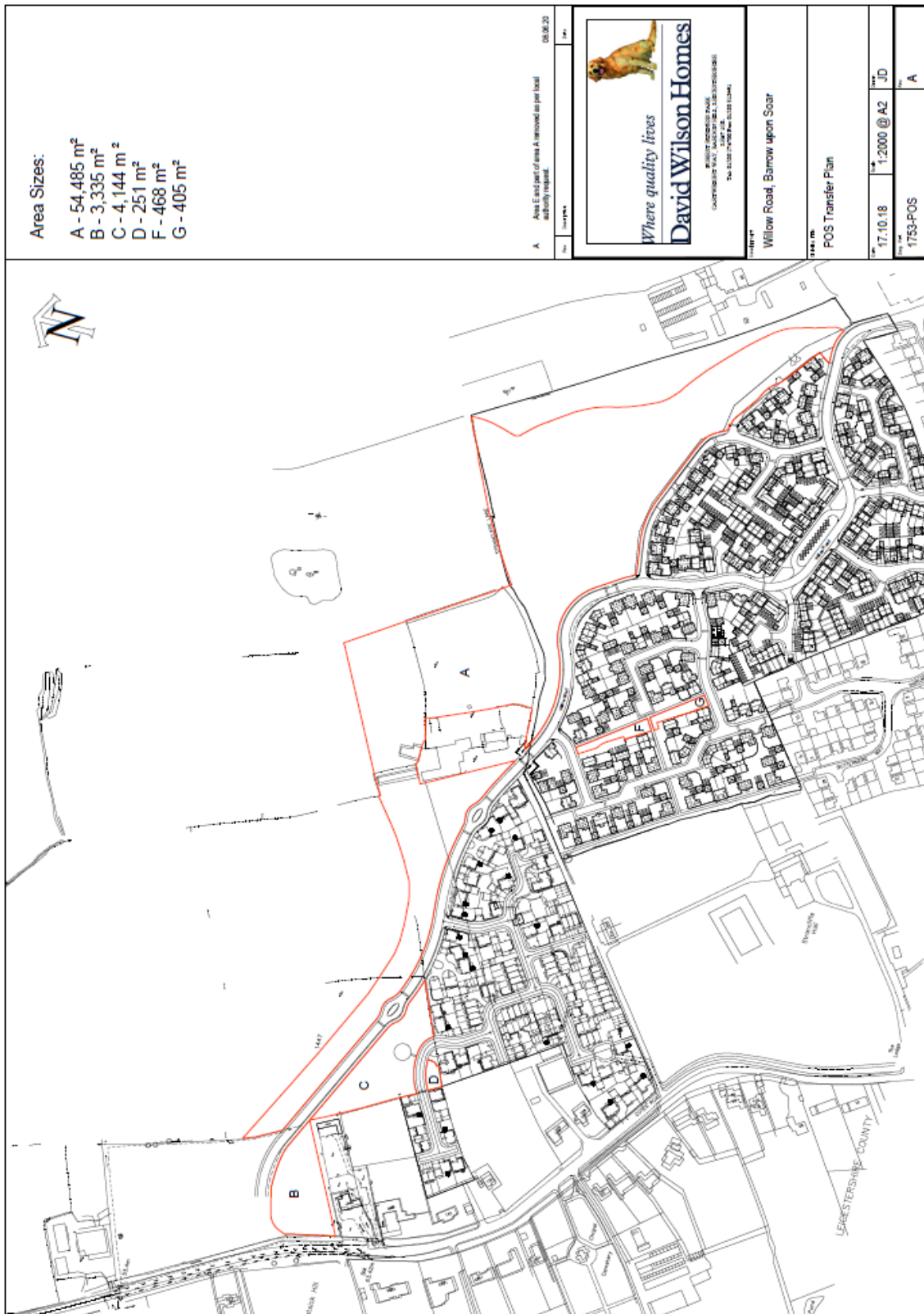
The total maintenance contribution of £1,102.97 will be credited to L460 J0604 each year until it is spent in full.

Risk Management

No risks have been identified

Key Decision: No
Background Papers

POS Areas – Adoption Plan



PLAN B and C– Balancing Pond Area to be retained by CBC from Area A

