

Decision under Delegated Powers
To approve the adoption of public open space off Threadcutters Way,
Shepshed

Officer Making the Decision

Head of Contracts (Leisure, Waste and Environment)

Recommendation

That the Borough Council adopts Public Open Space at Threadcutters Way, Shepshed – Planning Application Ref: P/02/2310/2 (see plan below, area shaded in green).

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/02/2310/2).

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 19th Jan 23



Matt Bradford
Head of Contracts (Leisure, Waste and Environment)

Background

Under the provisions of the Corporate Strategy 2020 - 2024, 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/02/2310/2 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 land is now to transfer to the Council.

On transfer of the land the Council will receive the sum of £83,061.03 per hectare towards the future maintenance of the open space areas.

The total open space area to be adopted (as shown on the plan below) is 2,498 sq metres.

Transfer from Vistry Group plc
Planning Ref: P/02/2310/2

Financial Implications

The Borough Council will receive a total on-site Open Space Maintenance Contribution of £20,748.65 from Vistry Group Plc on transfer of the public open space. This has been calculated as follows:

Open Space Area = 0.2498 hectares

Sum payable = 0.2498ha x £83,061.03 = **£20,748.65**

The Council's annual grounds maintenance contact cost for the areas to be adopted (as detailed below) is £1,147.18.

	Area	Rate (£)	Cost
Amenity Green Space	577 sq. m	0.3912	£225.72
Natural/Semi-natural Open Space	1,583 sq. m	0.2925	£463.03
Children's Play Areas	338 sq. m	1.3563	£458.43
TOTAL			£1,147.18.

In addition, the Council's Cleansing contract costs are £767.22:

	Area	Rate (£)	Cost
Cleansing Contract (Task 16)	2,498 sq. m	0.06	£149.88
Bin Emptying	2	308.67	£617.34

TOTAL			£767.22
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Total cost per annum:

£1,147.18 MOS Variation cost + £767.22 Cleansing Contract Cost = £1914.40

The total maintenance contribution of £20,748.65 is to be paid into L460 J0604 in full in 2022/23 in accordance with the S106 agreement, which will then be used to fund future maintenance costs until the agreed funding has been spent in full.

Risk Management

No risks have been identified

Key Decision: No
Background Papers

POS Areas – Adoption Plan

