

Decision under Delegated Powers
To approve the adoption of public open space at Swallow Drive, Syston

Officer Making the Decision

Head of Cleansing and Open Spaces

Recommendation

That the Borough Council adopts land at Swallow Drive, Syston – Planning Application Ref: P/86/1396/2 (see plan below, Areas C & D outlined in 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 Section 52 agreement associated with the planning permission at the site (P/86/1396/2).

Authority for Decision

The Section 52 Agreement entered into by the Council and the developer contains provisions for the land to be adopted by the Council once certain conditions have been met. These conditions have been met.

Decision and Date

Matt Bradford, Head of Cleansing and Open Spaces
8th February 2018

Background

Under the provisions of the Corporate Plan 2016 - 2020, 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/86/1396/2 the land for adoption was set aside as amenity open space.

Detail

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

In accordance with the Section 52 agreement, the freehold of the following lands is now to transfer to the Borough Council:

Amenity Open Space - at Swallow Drive, Syston:

- Area C – Size 0.032 hectares
- Area D – Size 0.035 hectares

Transfer from David Wilson Homes Ltd
Planning Ref: P/86/1396/2

Financial Implications

£4,660 open spaces maintenance sum to the Borough Council is to be received from the site owner for maintenance of the public open space.

The annual contract maintenance cost (total of 0.067 Ha) is £233.

Risk Management

No risks have been identified

Key Decision: No
Background Papers P/86/1396/2 Section 52 Agreement

Area C& D – Red Line Plan

