

**Decision under Delegated Powers**  
**To approve the adoption of public open space off Monastery Gardens,**  
**Shepshed**

**Officer Making the Decision**

Head of Cleansing and Open Spaces

**Recommendation**

That the Borough Council adopts Public Open Space at Monastery Gardens, Belfry Place and Friar Close, Shepshed – Planning Application Ref: P/15/1814/2 (see plan below, areas 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/15/1814/2).

**Authority for Decision**

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

**Decision and Date**

APPROVED



HEAD OF CLEANSING AND OPEN SPACES

21 FEBRUARY 2020

**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/15/1814/2 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 (hectares)	Location
Amenity Open Space	0.62 ha	Monastery Gardens, Belfry Place, Friar Close.
SuD	0.10 ha	Monastery Gardens, Belfry Place.
Play Areas	0.10 ha	Monastery Gardens, Belfry Place.

Transfer from Bloor Homes Ltd  
Planning Ref: P/15/1814/2

## Financial Implications

The Borough Council will receive an on-site Open Space Maintenance Contribution of £43,356 and a SuD's Maintenance Contribution of £20,850 from Bloor Homes Ltd. The total contribution of £64,206 will be paid to the Borough Council on transfer of the public open space.

The annual contract maintenance cost for the areas (as detailed above and shaded in green on plan below) now to be adopted (total of 0.82 hectares) is £4,044.94.

a) Amenity Green Space (0.62ha). The annual contract maintenance cost is £2,351.04.

b) SuD (0.10ha). The annual maintenance and inspection cost is £379.20. In addition, desilting will be required on average every 10 years.

c) Children's Play Areas (0.10ha). The annual contract maintenance cost is £1,314.70.

In addition, the Cleansing contract costs are: 8,200 sq. metres @ £0.05 per sq. m = £410.00 per annum

Total cost per annum:

£4,044.94 MOS Variation cost + £410.00 Cleansing Contract Cost =  
£4,454.94

The total maintenance contribution of £64,206 is to be paid into L460 J0604 in full in 2019/20 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



Iveshead Road, Shepshed

