

Priors Green

Development Control item 6

Committee: Development Control

Agenda Item

Date: 19 July 2006

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Title: Priors Green Development: Commuted sum payments for maintenance and management of open spaces and other landscaped areas to be adopted by UDC

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Item for decision

Summary

- 1 This item seeks Members' agreement to the 'island sites' being released from the obligation to pay a contribution towards the cost of the maintenance and management of open spaces and other landscaped areas [forming part of the Priors Green development] to be adopted by the District Council. This follows agreement by the main developer, Countryside Properties Limited, to pay the District Council the total commuted sum to cover the full cost of the management and maintenance of these areas.

Recommendation

- 2 Countryside Properties Ltd offer to pay the full agreed contribution is accepted and consequently the 'island sites' be released from the obligation to pay a contribution towards the maintenance and management of open spaces and other landscaped areas to be adopted by the District Council.

Impact

Communication/Consultation	Advise interested parties
Community Safety	n/a
Equalities	n/a
Finance	None
Human Rights	n/a
Legal implications	Finalise legal agreement
Ward-specific impacts	None
Workforce/Workplace	n/a

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Situation

Background

- 3 Planning permissions granted for residential development on a number of 'island sites' in Takeley village are subject to legal agreement [Section 106 Agreements] requiring contributions to be made towards the management and maintenance of open spaces and other landscaped areas to be provided within of the Priors Green residential development.
- 4 To date, outline planning permissions [subject to Section 106 Agreements] have been granted for 11 island sites. Further planning applications are anticipated to be made for a number of other such sites.
- 5 The offer by Countryside Properties Ltd to cover the total contribution for the maintenance and management element of open spaces and other landscaped areas would ensure payment whether or not the various 'island sites' chose to implement their planning permissions. The contributions payable by the 'island sites' under the Supplemental Planning Guidance would be small compared with the contribution payable by Countryside.
- 6 The acceptance of the offer made by Countryside Properties would ensure a commuted payment to cover the management and maintenance costs of those areas to be adopted by the District Council.

Risk Analysis

Risk	Likelihood	Impact	Mitigating actions
n/a	n/a	n/a	n/a