

Q&A on Brudenell Drive Land Purchase

At the special parish council meeting on 14th June 2022 a resident gave the chairman a list of written questions. It was agreed that the chairman would answer the questions after the meeting and they would be made public on the council website.

The background to the discussion can be found in the minutes of the meeting here <https://www.stokemandevilleparishcouncil.org.uk/wp-content/uploads/2022/06/Special-Council-Meeting-14Jun22.pdf>

Below are the questions and answers.

1. Are we able to run other services underground other than those stated please?

I'm not sure what is being suggested here, but I would find it hard to imagine that the PC would want to be getting involved with anything additional.

2. What is the purpose of selling the land please?

I would imagine the Treasury Solicitor has no interest in retaining it - we have come along by chance and they have taken the opportunity to offer it to us. If you mean 'buying' rather than 'selling', then the purchase by us would ensure that it did not fall into anyone else's hands.

3. I have been told when purchasing a property going on to a made up road the property owns the underneath of the road although not the road itself. Can you please confirm?

I don't know the legal position here, I'm afraid.

4. We value our open green space which appears to be part of the 1955 plan. Please confirm that this land will remain an open space.

I haven't had the opportunity yet to look at the plan you kindly let us copy, but the proposed purchase is intended to preserve the green space as green space. Just a reminder that the land in question doesn't extend beyond the Risborough Road footpath, nor does it cover the green space in front of the hairdressers.

5. What action is being taken to free Brudenell Drive from flooding?

From the discussion in the meeting itself, it sounded as though the work done to date has not solved the issue. It's not one for the PC to resolve (either now or post any purchase, as the road will continue to be maintained by Bucks Council), but I can raise it again with our local councillors to see what the current position is if you would like me to. The last time flooding was raised with us was an email from someone in Swallow Drive thanking us for our help and saying his issues had been resolved.

6. What value has been put on the land for sale please?

The suggestion from the Treasury Solicitor is £1000 plus legal costs, as per their letter.

7. What insurance does purchasers have to take out against accidents happening on the land.

As with the new burial ground, and as with our existing land holdings, we would have to have public liability insurance in place. One would imagine that, given the size of the land in question, the costs would be minimal or perhaps even zero if deemed small by comparison with other holdings.

8. Should the Council decide to sell will they be getting the roads and footpaths to best finish.

Bucks Council is not selling and the maintenance of the roads and footpath will continue to be their responsibility.