



Report regarding the acquisition of Jansma Park

Presented to Full Council 26th September 2024 under agenda item

Business Case

Date	20.09.24
Title of Project	Jansma Park
Source of Capital	Donation of Comb Field (land asset) and 1/10 of late benefactor's estate S106 agreement funding External grants Public Works Loan Community donations eg., local businesses/community groups
Capital Value	£ 0.00 (no capital value will be realised)

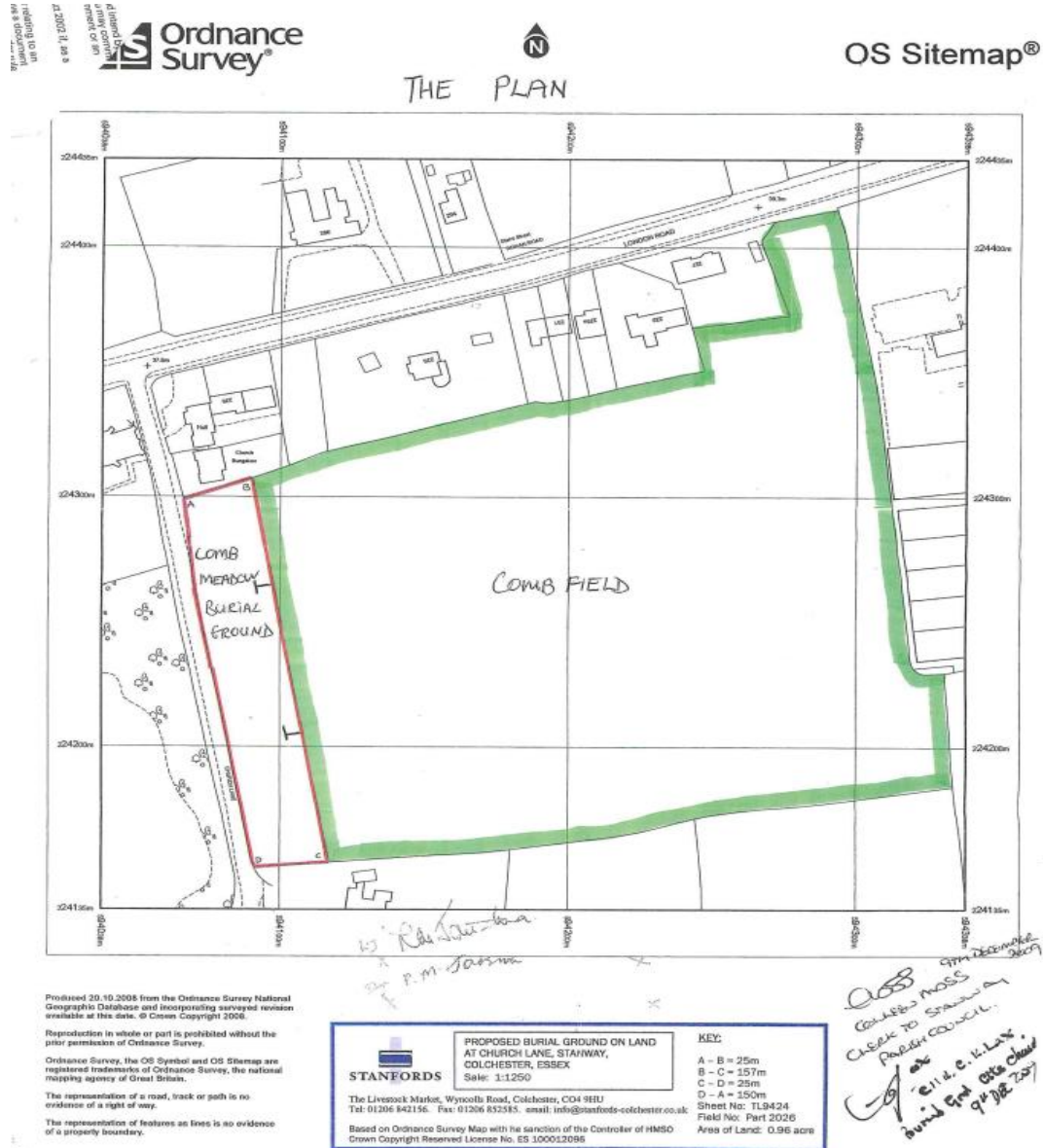
Project Summary

13th September 2022 - Notice received from the late Mrs Jansma's solicitor's advising Stanway Parish Council (SPC) is named as a recipient of her will dated 10th August 2017.

Clause 6 of the will states:

I GIVE free of any mortgage and free of all duties and taxes absolutely all my interest in my freehold land known as Comb Field (the "land") adjoining 227 London Road, Stanway Colchester and Comb Meadow Burial Ground (Comb Field being the Retaining Land as defined in Land Registry from TP1 dated 14th December 2009 and edged in green in the plan annexed thereto) to STANWAY PARISH COUNCIL (the "Parish Council") ON THE CONDITION that the Parish Council shall undertake to retain and maintain the Land as a public park or public open space to be known as Jansma Park for the use and enjoyment of the people of Stanway or as an extension to the adjoining Comb Meadow Burial Ground"

TP1 Land Registry Document



Mrs Jansma's will also included SPC as a recipient of a 10% equal share of her estate, which has been estimated at £200,000 (10% share).

Clause 10 (j) states:

STANWAY PARISH COUNCIL ON THE CONDITION that the said Parish Council shall undertake to use this gift only for the upkeep and maintenance of the Land referred to in clause 6 above OTHERWISE this gift shall instead accrue in equal shares to the gifts under sub-clauses (a) to (i) of this clause

SPC must consider acquiring this land in accordance with Financial Regulation Clause 8.2, approved May 2024:

“The Council will not purchase or otherwise acquire any real property (interests in land) without resolution of the Council. In each case a report in writing will be provided to the Council in respect of valuation and surveyed condition of the property (including matters such as planning permissions and covenants) together with a proper business case (including an adequate level of consultation with the electorate)”.

Strategic Case

The strategic case has been presented, comparing 2 options:

- accept the land and corresponding estate proceeds
- not accept the land and estate proceeds

This plan will provide the preferred option for delivery, based on a phased approach. It is a working document and will be under continuous review to provide appropriate levels of detail necessary to deliver approved outcomes.

Option 1 – Resolve to accept the land and corresponding estate proceeds

Legal Determination

SPC is a local authority as governed in statute (Local Government Act of 1894/Parish Councils Act)

Local Councils have the power to accept a land donation pursuant to The Local Government Act 1972 S.139

Local Councils have the power regarding the provision of open spaces, recreation grounds and public walks (Public Health Act 1875, s164 & Open Spaces Act 1906, s.15).

Local Councils have the power to provide sports and recreational facilities under the Local Government (Miscellaneous Provisions) Act, 1976, s.19

Local Councils have the power to provide community gardens and burial grounds under the Open Spaces Act 1906, ss. 9-10

As SPC currently holds the General Power of Competence (resolved May 2024 AGM), in accordance with Localism Act 2011, ss. 1-8, SPC would accept this donation of land and monies in accordance with this power.

Current and Future Infrastructure & Development

The strategic case for accepting the land and estate proceeds is strongly supported by the urbanization of Stanway Parish, which has irrevocably changed over the last 15 years from a largely rural and farming area with gravel pits to an urban suburb of Colchester City.



Stanway Circa 1979



Stanway in 2020

Stane Park Retail Park opened in 2022 bringing with it many shoppers from surrounding villages and Colchester City. Leisure facilities in the form of drive-through restaurants have also congregated in Stanway, being closely situated to the A12. This has intensified the congestion issues.

Planning Application 211610 has been approved to build Tollgate Village 2, which will see an 8 hectare site developed in stages to deliver new retail and leisure facilities (including a hotel, cinema, nightclub and bowling alley). This will further exasperate traffic issues.

Within Colchester City Council's (CCC) Local Plan (then Borough), 2017-2033, Stanway was singled out as a location for growth:

Urban Area of Colchester

In Colchester's spatial hierarchy, the urban area of Colchester is ranked as the most sustainable location for growth, given its high level of accessibility and concentration of housing, jobs and services.... The surrounding built up, North, South, East and West (including Stanway) urban areas of Colchester provide the next tier of sustainable locations for growth.

There are specific policies within the current Local Plan relating to Stanway, as it has been singled out as the 1st area for most growth outside of the centre of Colchester.

Settlements and Key Development Areas	Homes Delivered 2017-2021	Existing commitments (2021-2033)	New Allocations (2021-2033)	Policy reference
Colchester Urban Area	2544	4011	2201	TC3,NC3, SC1,SC2 EC3, WC4
Stanway	502	919	956	WC2

New Policy Number	Policy ref on 2017-2033 Local Plan	Replaces Policy
WC1	Stanway Strategic Economic Area	CE1/ SA STA1/ SA STA3
WC2	Stanway	SA STA1/SA STA5

CCC’s hierarchy of centres identified Tollgate area as a District Centre with 3 other areas in Stanway being Local Centres within the region.

Unfortunately, the desire within the current Local Plan to retain the City Centre as the main shopping centre has not been realised as more and more shoppers chose to visit Stanway for groceries, retail therapy and leisure pursuits. This is evidenced by the recently completed Stane Retail Park, which has many flagship chain stores such as B&Q, Marks and Spencer and a superstore Sainsburys opposite

The current Local Plan identified transport considerations in West Colchester:

- 6.126 The transport network in West Colchester is characterised by the A12 trunk road running east west carrying very high volumes of traffic, with access via junction 25 at Marks Tey (also giving a connection to the A120 westwards towards Braintree), junction 26 at Eight Ash Green giving access to Stanway and Tollgate. These two trunk road junctions suffer from significant peak hour queuing....
- 6.127 Stanway/Tollgate currently forms a natural destination point for buses radiating out from the town centre using London Road. There are high frequency bus routes serving the West Colchester area. A small number of interurban bus services also pass through the area.

Residents of Stanway are only too aware of congestion issues, particularly if there are diversion from the A12 or A120. The Tarmac and Bellhouse Waste Sites situated in Stanway further compound traffic problems and air pollution The following extensive developments with planning consent are also anticipated to be built within next 1-5 years.

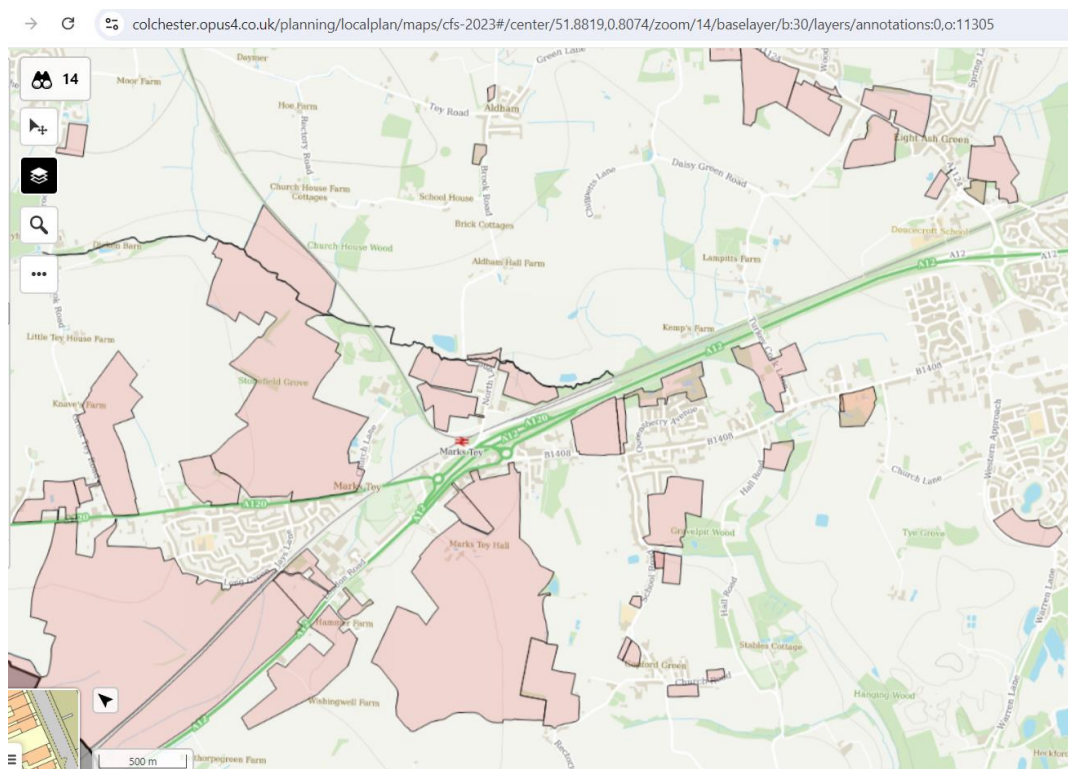
Approved outstanding planning developments

Planning Application	Developer	Address	No. of dwellings
182220	Mersea Homes and Hills Residential	Fiveways Fruit Farm, Heath Road	420 homes
211610	Tollgate Partnership Ltd	Land to Noth and South of Tollgate West (Tollgate Village)	Hybrid mixed use - Leisure and retail facilities, drive throughs, cinema, amusement arcade, drinking places, bowling, indoor golf, nightclub
212507	Weston Homes	Land North of Wyvern Farm	Up to 600 houses, plus school and nursery
213047	O&H	Land West of Lakelands	225 dwellings

Current infrastructure will be further stretched by adding over 1200 dwellings and Tollgate Village Leisure Centre which will become a magnet for visitors from outside the area.

Local Plan Development - Call for Sites Map February 2024

Neighbouring parishes (Marks Tey and Copford) are due to be considerably expanded also which will further increase congestion and loss of “green spaces”



Census Information supporting the growth of Stanway

According to the 2011 census, the population of Stanway was over **8000**.

A decade later, the Census from 2021 revealed the following population, household and industry information, highlighting the rapidly changing face of Stanway.

Age	Number of Residents
15 years and under	2,649
16 – 64 years	7,477
65 years and over	2,147
Total	12,147

Household Composition	Number of Households
One-person	1,301
Single family	3,443
Other	240
Total	4,992

Cars and Vans per household	Total
Cars or vans	655
1 or more cars or vans	4,329
Total	4,984

Industry Sector	Total
Agriculture, energy and water	107
Manufacturing	294
Construction	753
Distribution, hotels and restaurants	1,129
Transport and communication	519
Finance, real estate, professional & administrative activities	1,118
Public administration, education and health	2,027
Other	269
Total	6,216

Environmental & Resident Considerations

There has been a great deal of research in recent years to support the inclusion of “green space” within communities for many reasons, including improvements in physical and mental health and social isolation. These are further expanded within the Environmental Sustainability and Climate Action Consideration Section.

As much of Stanway has developed into an urban satellite of Colchester City, preventing further loss of “Green Space” is highly desirable.

A 2022 community asset mapping survey carried out by Healthwatch on postcode CO3 residents identified the following top three facility requirements

- Swimming Pool
- Basketball
- Football

Additionally:

“Residents also expressed concern around the growing number of houses and the potential impact on green spaces.”

“...assets are keen to provide provisions in the local area, but because physical infrastructure has struggled to keep up with the number of houses and therefore new residents, the services are not capable.”

Positive community feedback was received in response to the Chair being interviewed by BBC Essex and a press release in the local Gazette (both July 2023). Many social media comments on local Stanway groups highlighted resident’s concerns that the land should be protected and also expressed dismay around existing traffic congestion and the urbanization of the area.

Option 1 – Resolve to accept the land and corresponding estate proceeds

Anticipated Outcome

1. SPC would be actualising its mission statement intention of improving the life’s of Stanway Residents.
2. Securing this field as a public, open space in perpetuity, SPC will be providing a much needed and desired green space within a densely populated area of Stanway.
3. The Office for National Statistics states loneliness in Colchester is within the mid-range percentage. Providing a public space will help negate social isolation.
4. Improvements in health and wellbeing
5. Improvements in the local economy
6. Improvements in community identity.
7. Reduction in urban development
8. Ease transport and pollution
9. Biodiversity improvement and carbon footprint reduction

Option 2– Resolve NOT to accept the land and corresponding estate proceeds

Anticipated Outcome

1. Loss of public support and credibility in SPC as the community have expressed a desire for open space, protected from development.
2. Future commercial or residential development as the land would return to the estate of Mrs Jansma to be sold commercially which could result in further dwellings or industrial estates (both of which are in the vicinity).
3. Increased traffic congestion and resultant pollution
4. Loss of community facilities for the health and wellbeing of residents
5. Loss of SPC revenue (although income would be offset against revenue and capital expenditure)

Financial Case

There are several financial aspects to the project that will have immediate and/or long term impacts.

The land is offered without charge to SPC, with an additional circa £200,000 to upkeep and maintain it. Although a very generous donation, SPC needs to consider the ongoing costs as they will impact the precept demand to the City Council.

The Council anticipated the transfer of ownership within the budget for 2024–25, which was accepted by SPC at the full council meeting in January 2024. However, the budgeted figures were placeholders and had no overall impact on the budget or precept.

Financial Recognition

The land was valued as at 25th July 2022 (date of benefactor's death), at £245,000 (as arable farmland) but at the bequest of the benefactor and in accordance with SPC's commitment, the land will be provided as a public space for the community. Therefore, although the land has a commercial value, it will be valued notionally at £1 in the financial statements, in line with applicable standard for the recognition and valuation of SPC's assets.. Economic downturns and upturns and land prices will have no impact.

Estimated Acquisition Costs (PHASE 1)

Description	Estimated Cost
Legal Costs	*£ 6,000
Securing Site – fencing and bollards	£ 10,000
Insurance	£ 2,000
Total	£ 18,000

* The approved 2024–5 budget included a provision for legal and professional fees at £36,200 of which £2,242 had been expended as of 31 August 2024.

Estimated Development Costs – Based on various options)

The figures in the following table give a general indication of the estimated costs to deliver each of five possible options for Jansma Park. They are very rough estimates with a low level of confidence, and the actual costs to deliver any of the options could be materially different.

PHASE	1	2	2	2	2
	Grassland and Public Park	Football pitch and Public Park	Cricket Pitch and Public Park	Skatepark and Public Park	Woodland and Public Park
Legal, planning and design	£2,000	£20,000	£20,000?	£40,000	£3,000
Natural surfaces	£20,000	£45,000	£45,000?	£20,000	£20,000
Hard surfaces, including parking	£50,000	£50,000	£50,000	£50,000 – 200,000	£50,000
Building(s)	£0	£100,000 – 250,000	£100,000 – 250,000	£0	£0
Connection to services	£0	£45,000 – 100,000	£45,000 – 100,000	£45,000 – 100,000	£0
Total	£72,000	£260,000 – 465,000	£260,000 – 465,000	£155,000 – 360,000	£73,000

Estimated Ongoing Expenditure (annual)

The figures in the following table give a general indication of the estimated ongoing costs to maintain each of five possible options for Jansma Park. They are very rough estimates with a low level of confidence, and the annual cost to maintain any of the options could be materially different.

PHASE	1	2	2	2	2
	Grassland and Public Park	Football pitch and Public Park	Cricket Pitch and Public Park	Skatepark and Public Park	Woodland and Public Park
Grounds maintenance – subcontracted	£10,000	£15,000	£15,000	£15,000	£10,000
Maintenance of parking and other hard surfaces	£0 – 5,000	£5,000	£5,000	£5,000	£5,000
Maintenance of buildings and equipment	£0	£30,000	£30,000	£0	£0
Utilities	£0 – 5,000	£5,000	£5,000	£0 – 5,000	£0 – 3,000
Total	£10,000 – 20,000	£55,000	£55,000	£20,000 – 25,000	£15,000 – 18,000

Funding acquisition and development

Without forsaking existing commitments and reallocating financial resources, SPC does not have the money to cover even the lowest estimate of the acquisition and development costs. Consequently, delivery of the project almost certainly will be contingent to some degree on uncommitted financing.

Loans

A commercial loan would be difficult to secure because SPC has nothing to offer as collateral, making a Public Works loan the most viable option. A loan must be repaid and will attract interest at a time when the base rate is at its highest since 2008. Inevitably, such loan would increase overheads and have a resulting impact on the precept for decades into the future. For these reasons it has been discounted from further analysis and excluded from the ongoing expenditure estimates in the table above.

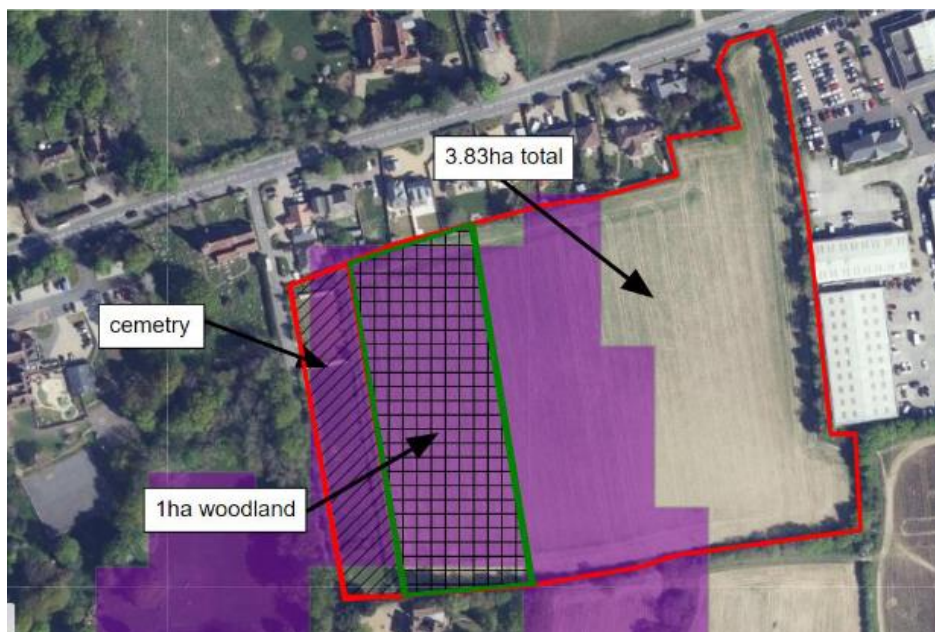
Grants

CCC and the developers of a neighboring site (Weston Homes) have agreed the s106 Agreement for planning application number 212507 will include provision for 'improvements to Jansma Park'. CCC are also looking for an inclusion against land North of Lakelands (planning application number 213047). These agreements are in draft form, and the monetary allocation has yet to be agreed. It is anticipated that future s106 developer agreements will also allocate funds towards Jansma Park. Although this cannot be guaranteed, SPC has developed strong links with CCC and will continue to work towards this.

Enovert Community Trust which administers grants related to areas with landfill sites is also encouraging SPC to seek grants for future projects within Stanway due to the location of the Bellhouse Landfill Site in Stanway.

Grants are available to SPC for tree planting through the Forestry Commission's Woodland Creation Grant.

A grant of £ 17,200 for capital funding (proposed planting) and £ 400 per year thereafter for maintenance for a total of 15 years (£6,000) could be achievable based on the proposal below.



Various grants may be available to SPC such as the Community Initiative Fund and Locality Budgets from CCC and Essex County Council (ECC).

Grants generally are not available for 100% and often require matched contributions. Given the uncertainty regarding the nature of the project and the grants that may be available to fund it, it is not possible to carry out further detailed analysis to inform the financial case.

Other ways to fund acquisition and development

A local charity, Rosemary Almshouses, has offered to provide a small number of native tree saplings on the assumption it becomes a condition of planning consent for a proposed development (planning application number 200995).

Funding ongoing expenditure

Depending on how much is spent on development, the anticipated circa £200,000 received from the benefactor's estate should be sufficient to cover the estimated ongoing overheads for a period of between three and twenty years based on the figures in the table above. However, in time the costs to maintain Jansma Park will be funded through the precept in perpetuity, either directly or indirectly. Assuming all other income and expenditure continues as presently and with no other inflationary factors, the precept will rise by between £10,000 and £55,000 from current levels, representing an uplift of 2.7–15.1% on the precept for 2024–25.

There is scope to generate income through hiring pitches if sports club facilities are provided, but careful consideration must be taken not to contravene the benefactor's wishes of providing a public space for the community of Stanway. SPC has already been contacted by a few interested parties. Since there is no obvious way to deliver sports pitches in the short term, the potential income has not been assessed as part of the financial case.

At this stage, as development of Jansma Park will be based on a phased approach, SPC can only reasonably be expected to consider and reach a decision on Phase 1 due to future unknown and unforeseeable considerations.

SPC must be satisfied, based on information within this report and previously emailed documents relating to Comb Field and/or Jansma Park, that it can reach a decision to acquire the land and corresponding estate proceeds, secure the land and, as a minimum, develop it as a public open space.

Any subsequent phase(s) will be determined, by SPC's budgetary constraints, impact on the precept, available grants and planning stipulations.

Phase 2 options have been included as indicators of potential future expenditure.

Phase 2 will be developed in conjunction with public consultation and approval from SPC full council.

Commercial Case

The land is being donated, without cost, to SPC, so no commercial comparison can be provided. There is no risk of any other party being offered the land.

SPC must be satisfied to proceed with the acquisition of this land based on:

- the land belonging to Mrs Jansma's estate and being free of historic charges (Ellison's report Ref: 22063-7 Report on the Title Documents)
- the Environmental Screening Report, which has revised the Contaminated Land liability to "Moderate: Acceptable Risk" is acceptable
- the cancellation of the historic ARC Land Charge is acceptable
- Pre-Contract enquiry responses from executors are acceptable
- the local search dated 06.08.24 is acceptable
- the HM Land Registry Assent of whole of registered title(s) by personal representatives(s) (AS1) is acceptable

Refer Annex A for abridged supporting documents

(Unabridged documents have been provided separately by email to each member)

Management Case

The project would be managed by SPC Officers, under the direction of the Corporate Governance Committee. A working party, Jansma Park Working Party, has been set up to feed back to the Corporate Governance Committee regarding any decisions that require approval. SPC Full Council will approve any relevant resolutions as required by the Council's Standing Orders eg., proposal to borrow.

SPC has experience of owning and leasing assets (Stanway Community Centre & Stanway Playing Field)

SPC has a proven successful track record in obtaining grants for capital projects, most recently in 2022 when £ 98,589 was secured through three grant providers to upgrade two playground areas.

Public Consultation will be held in person and on social media outlets. SPC has access to halls within their agreement with SVHMC at the Stanway Community Centre which is central and accessible to most residents. For those who cannot attend physical or prefer online consultations, social media engagement will be offered. The local press (Stanway Life) and SPC's notice boards will also provide consultation details.

Wyvern Developers, Weston Homes, have offered to assist with the consultation process by providing consultation expertise and equipment and computer generated impressions of development options

A contract in principle has been agreed to farm the field on an annual basis, whilst decisions are made regarding development, therefore minimal, if any, revenue expenditure will occur during this period.

Environmental Sustainability and Climate Action Consideration

Natural habitats are important in providing corridors to allow mobile species to move in response to changes in climate.

CCC will allocate “Jansma Park” in their emerging local plan to secure its status as a green, recreational area

The following extracts from CCC, Essex County Council (ECC) and Government directives support their commitment to providing Green Space

CCC’s current Green Space Strategy states:

5. The “value” of public space

Good quality green spaces generate enormous social, economic, environmental and ecological benefits.

Parks and green spaces are essential to our towns and cities. They breathe life into communities, bringing charm, beauty, character, wildlife and a sense of place. Decent parks and green spaces not only contribute to a higher quality of physical environment, but also assist in area regeneration and contribute to the health and well-being of local residents as a network of spaces

Growing medical evidence shows that access to the natural environment improves health and wellbeing, prevents disease and helps people recover from illness. Experiencing nature in the outdoors can help tackle childhood obesity, coronary heart disease, stress and mental health problems.

CCC also supports that high-quality public environment has a significant impact on the economic life of urban centres and is therefore an essential part of Colchester’s regeneration strategy:

...public spaces becomes a vital business and marketing tool: companies are attracted to locations that offer well-designed, well-managed public places and these in turn attract customers, employees and services....A good public landscape also offers very clear benefits to the local economy in terms of stimulating increased house prices, since house-buyers are willing to pay to be near green space.

Public space plays an important role in tackling climate change as green spaces such as woodlands act as carbon sinks, helping to reduce the severity of climate change.

An environment rich in biodiversity is also likely to perform well against other measures of environmental quality (such as air and water quality), and to provide a healthy and attractive living environment for people. Biodiversity is therefore a key indicator of sustainable development

The following, although perhaps outdated estimates, have been taken from CCC's current Green Space Strategy :

The benefits of trees reducing air pollution in Britain have been valued at between £222k and £11.2 million per year.

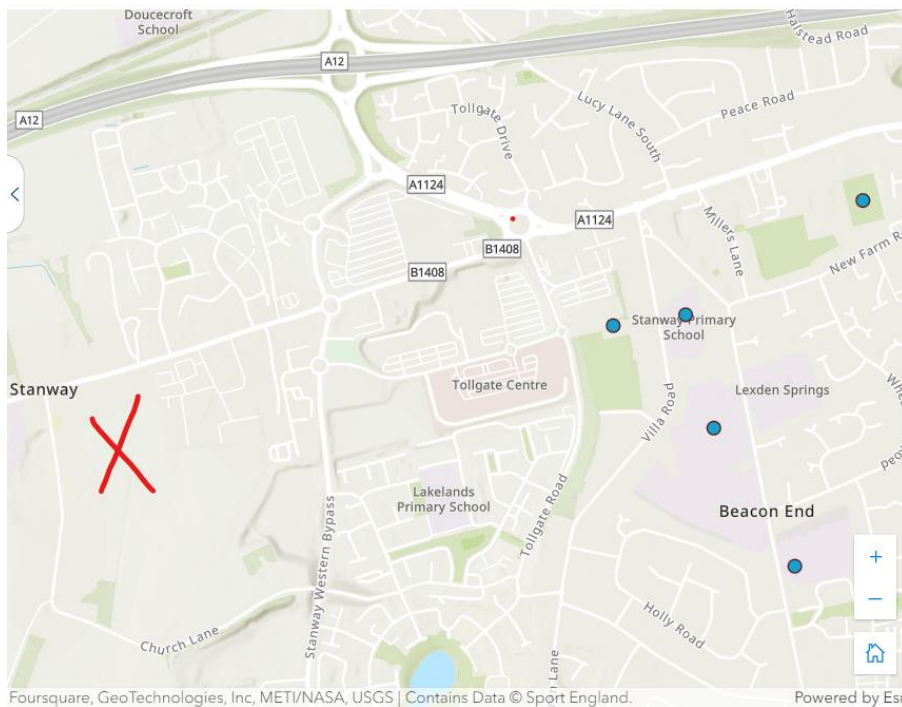
The net present value of carbon storage of broadleaved woodlands has been estimated to be £2,684 million in the South East.

The total value of views of urban fringe woodlands in England has been estimated at more than £3.5 billion (capitalised value) or £150 per hectare (annual net present value).

SPC supports CCC's aim to provide the following accessibility to Greenspace typologies (as defined in CCC Green Space Strategy)

- 15 minute walk – urban areas Natural and semi natural green space
- 15 minute walk – urban areas Outdoor sports facilities
- 20 minute walk – urban areas Rural areas Amenity greenspaces
- 10 minute walk time or 400m Provision for young people

Sports England Mapping Service – current outdoor pitches in Stanway (X = Comb Field)



ECC has its own 2020 Green Infrastructure provision which advises “evidence shows that the most effective public open spaces are large, multi-purpose, informally supervised parks.”

Government Directives

PPS3 – Housing published in November 2006

Sets out the Government’s overarching objectives for the delivery of housing through the planning system. Local Planning Authorities should have regard to “The current and future level and capacity of infrastructure and facilities such as public and private amenity space, in particular green and open space.”

PPS9 – Biodiversity and Geological Conservation, published in 2005

Outlines the Government objectives on protection of biodiversity and geological conservation through the Planning System. PPS9 encourages *Local Authorities to contribute to the Government objective of rural renewal and urban renaissance by enhancing biodiversity in green spaces and among developments so that they are used by wildlife and valued by people, thus recognising that healthy functional ecosystems can contribute to better quality of life and people’s sense of well-being.

*Local Authorities such as SPC

Equality and Diversity Impact Assessment

Public spaces are open to all, regardless of ethnic origin, age or gender, and as such they represent a democratic forum for citizens and society. They bring communities together, provide meeting places and foster social ties of a kind that have been disappearing in many urban areas. These spaces can help shape the cultural identity of an area as they provide valuable place to socialise with our neighbours.

Equality and diversity impact assessment will be carried out on any approved development(s)











Refer Annex B for maps of Stanway’s geographical and spatial configuration

Annex A

22063-7 Report on the Title Documents

Removed from report due to inclusion of personal information

Revised Groundsure Environmental Screening Report Ref: IT-46978421 (Extracts provided only within this report)

Professional opinion	ClimateIndex™				
 <p>Contaminated Land Moderate: Acceptable Risk page 10 ></p>	<p>Physical risks ClimateIndex™ projects changes in physical risks from flooding, ground stability and coastal erosion. Please see page 6 > for details and guidance.</p>				
 <p>Flooding Negligible page 28 ></p>	<table border="1"><thead><tr><th data-bbox="817 698 1114 741">5 years</th><th data-bbox="1114 698 1366 741">30 years</th></tr></thead><tbody><tr><td data-bbox="817 741 1114 817"> No risk predicted</td><td data-bbox="1114 741 1366 817"> No risk predicted</td></tr></tbody></table>	5 years	30 years	 No risk predicted	 No risk predicted
5 years	30 years				
 No risk predicted	 No risk predicted				
<p>Consultant's guidance and recommendations inside.</p>					
 <p>Ground Stability Identified page 30 ></p>	<p>Contaminated land liability</p>				
 <p>Radon Passed</p>	<p>Banking security Is it likely that the property will represent acceptable banking security from a contaminated land perspective? Yes</p>				
 <p>Energy Identified page 34 ></p>	<p>Statutory or 3rd party action Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site? Unlikely</p>				
 <p>Planning Constraints Identified page 46 ></p>	<p>Environmental liability Is there a risk that the property value may be impacted due to contaminated land liability issues? Unlikely</p>				
 <p>Transportation Not identified</p> <p>A full assessment of transportation is available in our Energy and Transportation report. Contact Groundsure or your search provider for further details.</p>					



Contaminated land liability

Moderate risk

Summary

The Contaminated Land Assessment was completed using a detailed risk assessment designed by qualified Environmental Consultants.

Past Land Use	Low
Waste and Landfill	Moderate
Current and Recent Industrial	Moderate

Next steps

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities despite some potentially contaminative land uses being identified, particularly in relation to the recent landfill in close proximity. These land uses are not considered a significant risk if the site remains in its current use, however if the property is to undergo a change of use or redevelopment the planning process is likely to require contaminated land investigations. It is recommended that this is completed at an early stage of planning.

Conclusion

Groundsure has identified that the subject site has the potential to be impacted by ground contamination as a result of the recent landfill in the immediate vicinity.

However, the client has provided Groundsure with an email from Gary Weaver (Environmental Health Technical Officer, Colchester City Council) dated 11th January 2024. The email states that Colchester City Council are aware of the landfill and that the site has been given no priority status for inspection under Part 2A of the Environmental Protection Act 1990. The site is suitable for its current use.

In light of the above, the site is unlikely to give rise to significant environmental liability given the continuation of the site's current use and assuming acceptable ongoing levels of environmental management. Therefore,

Groundsure considers that the property represents an Acceptable Environmental Risk and Acceptable Banking Security from an environmental risk perspective.

Please note this report has been revised based on information currently held by the Local Authority, which has been made available to Groundsure, regarding the status of the site in relation to their Contaminated Land Strategy. Groundsure can accept no responsibility for changes to the status of the site should further information come to the Authority's attention in the future.

Please refer to the Groundsure Risk Assessment Methodology contained within this report.

Land Charge Cancellation dated 5th July 2024

LAND CHARGES ACT, 1972.
ACKNOWLEDGEMENT OF APPLICATION

Form **K22**

The Chief Land Registrar acknowledges receipt of the undermentioned application to which effect has been given on the date and under the official reference number below.

TYPE OF APPLICATION CANCELLATION	OFFICIAL REFERENCE NUMBER CN/14507/24	DATE OF REGISTRATION 05 JUL 2024
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NAME OF THE ESTATE OWNER/CHARGOR Particulars of the entry	IMPORTANT PLEASE READ THE NOTES OVERLEAF
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LORNA MARY * JANSMA *

- (1) C4 NO. 93430 REGISTERED ON 12/05/1989
- (2) LAND AT STANWAY SHOWN EDGED RED ON THE PLAN ANNEXED TO THE OPTION
- (3) COLCHESTER
- (4) ESSEX

APPLICANT'S REFERENCE AMC/HAN230/968	KEY NUMBER 8662294	AMOUNT £ 1.00
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KNIGHTS PROFESSIONAL SERVICES LTD THE BRAMPTON NEWCASTLE-UNDER-LYME STAFFORDSHIRE ST5 0QW	Please address any enquiries to:- Land Registry Land Charges Department PO Box 292 Plymouth PL5 9BY DX 8249 Plymouth 3 TEL 0300 006 6616 FAX 0300 006 6699
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Pre-Contract enquiry responses (Extracts provided only within this report)

Name of applicant	EXECUTORS OF LORNA MARY JANSMA DECEASED
Property	COMB FIELD

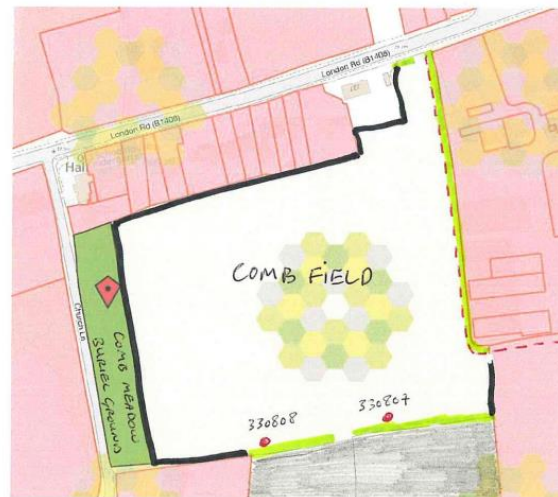
I am not aware of any of the above rights or interests affecting the property






OR

I am aware of the following rights or interests affecting the property:

Situated on the southern boundary of the the field are two electricity poles, 300807 & 300808 owned by UK power Networks (see attached plan).
It is possible that a wayleave payment is paid for these poles but no documentation can be found.

(If there is not enough space here, please continue on a separate sheet of paper)



-  (a) Maintained or regarded as part of the property (owned)
-  (b) Shared or maintained (not owned)
-  UK POWER NETWORKS ELECTRICITY POLES
-  PUBLIC RIGHT OF WAY
-  COACH AND ANNEX

Local Search dated 06.08.24 Summary



COLCHESTER CITY COUNCIL

OFFICIAL CERTIFICATE OF SEARCH

Search Number: LC/2024/5054
Search Date: 06/08/2024

Client Reference: LDP/22063-7
Client Name: NLIS Hub - SearchFlow Limited
Property Address: Land at Church Lane, Stanway, Colchester, CO3 8LR

PART 1: GENERAL FINANCIAL CHARGES

No charges identified.

PART 2: SPECIFIC FINANCIAL CHARGES

No charges identified.

PART 3: PLANNING CHARGES

Description of Charge (including reference to appropriate statutory provision)	Originating Authority	Place where relevant documents may be inspected	Date of registration
Register ID: 081366 Charge Type: Planning Charges Location: Land Off, Church Lane, Stanway Colchester CO3 8UR Description: {Proposed change of use from agricultural land to local burial ground} Decision Date: 26-02-2009	Colchester City Council	Colchester City Council, Rowan House, 33 Steepen Road, Colchester, CO3 3WG	26/02/2009

PART 4: MISCELLANEOUS CHARGES

No charges identified.

PART 5: FENLAND WAYS MAINTENANCE CHARGES

No charges identified.

PART 6: LAND COMPENSATION CHARGES

No charges identified.

PART 7: NEW TOWNS CHARGES

No charges identified.

PART 8: CIVIL AVIATION CHARGES

No charges identified.

PART 9: OPENCAST COAL CHARGES

No charges identified.

PART 10: LISTED BUILDINGS CHARGES

No charges identified.

PART 11: LIGHT OBSTRUCTION NOTICES

No charges identified.

PART 12: DRAINAGE SCHEME CHARGES

No charges identified.

HM Land Registry
 Assent of whole of registered
 title(s) by personal representative(s)

AS1

Any parts of the form that are not typed should be completed in black ink and in block capitals.

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

For information on how HM Land Registry processes your personal information, see our [Personal Information Charter](#).

Leave blank if not yet registered.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Remember to date this deed with the day of completion, but not before it has been signed and witnessed.

Give full name.

Give full name(s) of all of the persons assenting the property.

Complete as appropriate where the personal representative is a company.

Enter the overseas entity ID issued by Companies House for the personal representative pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in [practice guide 78: overseas entities](#).

1	Title number(s) of the property:
2	Property: Land known as Comb Field. London Road, Stanway, Colchester, Essex shown edged red on the plan attached
3	Date:
4	Name of deceased proprietor: LORNA MARY JANSMA
5	Personal representative of deceased proprietor: ANDREW GARETH MATTIN and GRAHAM LEONARD ROOKYARD <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: <u>For overseas entities</u> (a) Territory of incorporation or formation: (b) Overseas entity ID issued by Companies House, including any prefix: (c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:

Handwritten signature and initials



A&B SURVEYS

17 HANBOROUGH
 AVENUE
 SOUTHGATE
 STY 20P
 TEL: 01473 311882
 E-mail: info@absurveys.co.uk
 web: www.absurveys.co.uk



**LAND AT CHURCH ROAD, STANNWAY,
 COLCHESTER, ESSEX, CO3 8LR.**

CLIENT
 EXECUTORS OF LORNA JANSMA

SCHEME
 RETAINED PLAN

DATE NO. 6382 RP2
SCALE 1:2500@A4
DATE DEC 2023



Give full name(s) of all of the persons to be shown as registered proprietors.

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with HM Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Enter the overseas entity ID issued by Companies House for the transferee pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in [practice guide 78: overseas entities](#).

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an email address.

Place 'X' in any box that applies.

Add any modifications.

6 Transferee for entry in the register:

STANWAY PARISH COUNCIL

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix:

For overseas entities

(a) Territory of incorporation:

(b) Overseas entity ID issued by Companies House, including any prefix:

(c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:

7 Transferee's intended address(es) for service for entry in the register:

Victory Hall, Villa Road, Stanway, Colchester, CO3 0RH

8 The personal representative transfers the property to the transferee

9 The personal representative transfers with

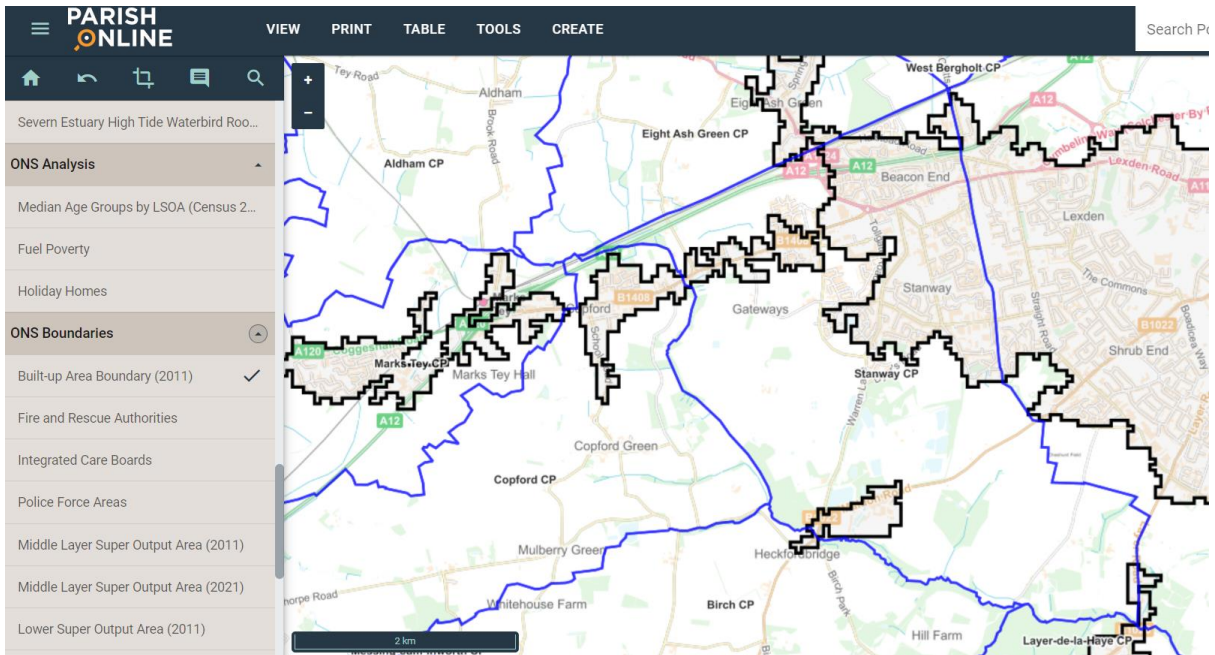
full title guarantee

limited title guarantee

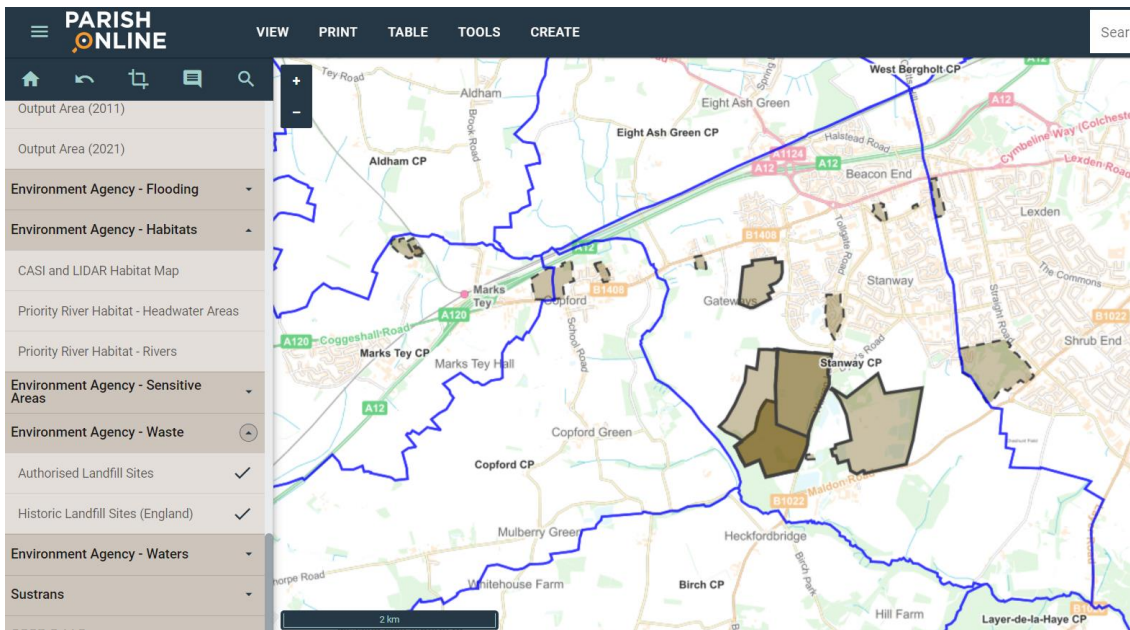
Annex B

Maps

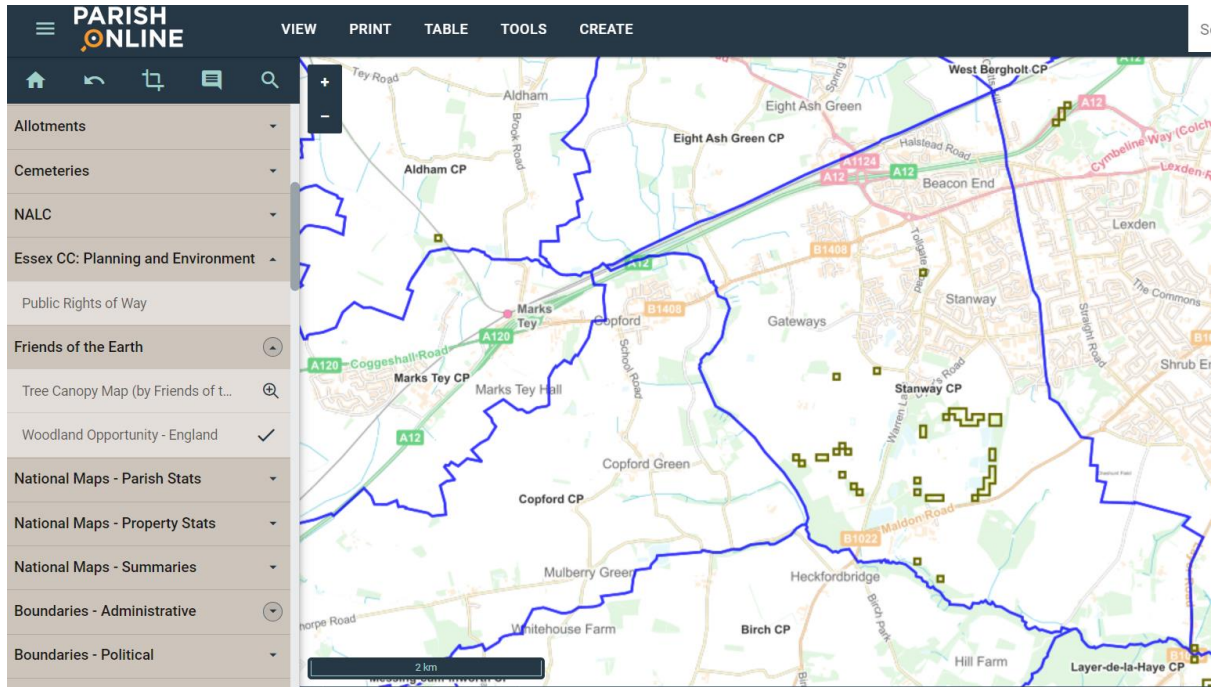
1. BUILD UP AREAS – MUCH OF THE NON BUILT UP AREA IS OWNED BY MAJOR FIRMS TARMAC, ENOVERT AND PRIVATE FARMERS (SO NOT ACCESSIBLE TO THE PUBLIC)



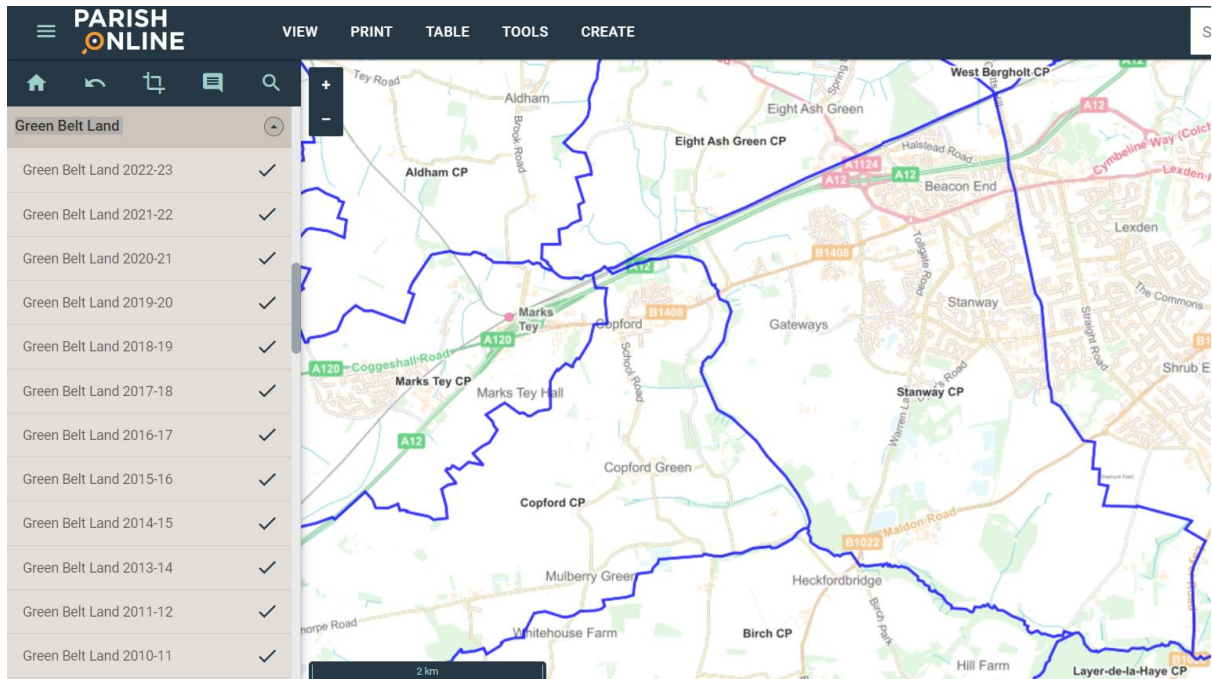
LANDFILL SITES (CURRENT AND HISTORICAL (----))



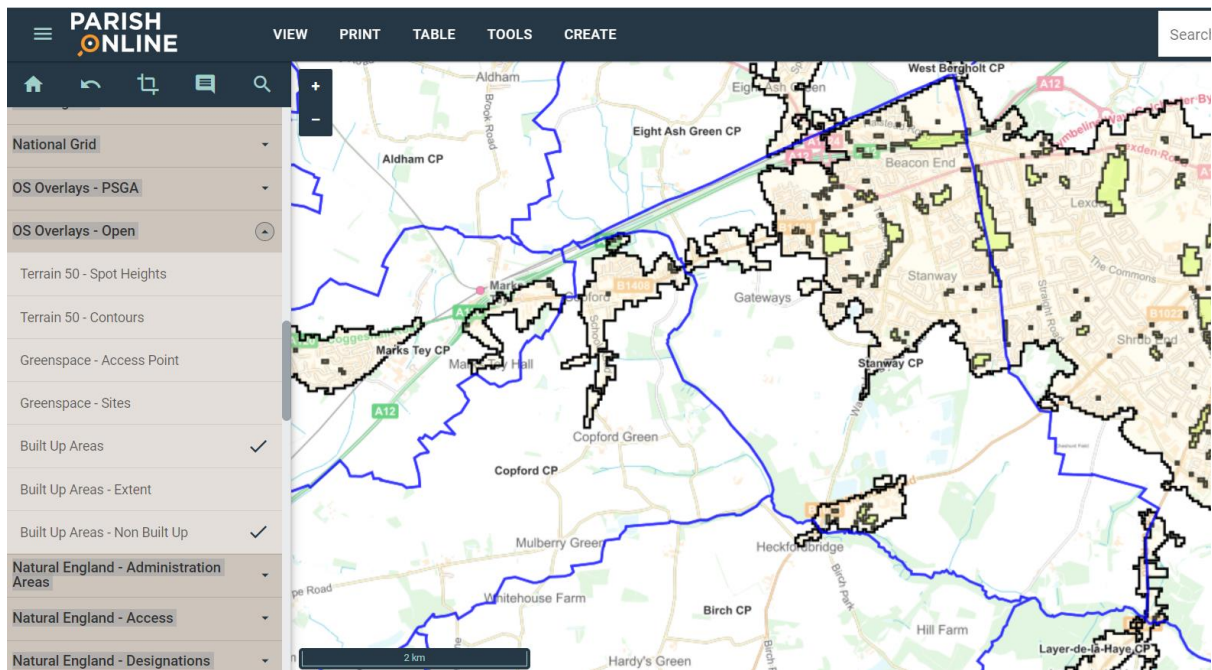
WOODLAND OPPORTUNITIES



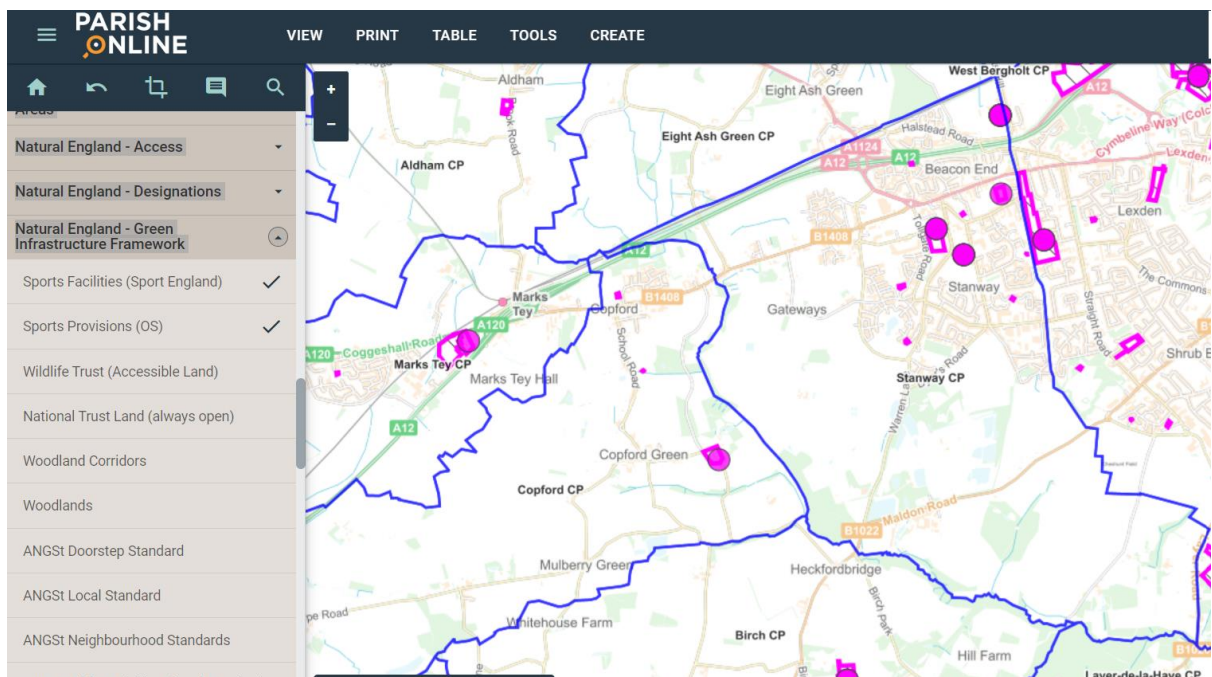
GREEN BELT (2010 – 2023) – NONE IDENTIFIED



BUILT UP AREAS, HIGHLIGHTING SMALL POCKETS WITHIN THESE AREAS THAT HAVE NOT YET BEEN BUILT ON



SPORTS FACILITIES AND PROVISIONS



WOOD PASTURE AND WOODLAND (NONE CURRENTLY IN STANWAY)

