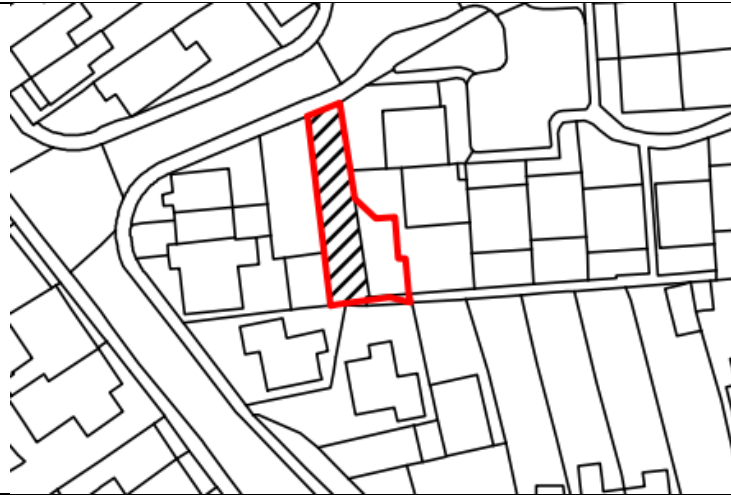


Asset Management Group Briefing Document

	Comment
Site name and address	Land at Berry Park, Saltash, PL12 6EN
UPRN	18682
Directorate	Housing
Estimated Holding Cost Value	Unknow -, no maintenance undertaken, but admin time historically on dealing with complaints of unauthorised parking.
Property Description	<p>A largely tarmacked area consisting of a short access road (over which exists a permanent right of way -shown hatched black on plan below) and four car parking spaces next to the CHL Berry Park housing development. There is access onto the land from a narrow pathway that runs to the rear of the CHL housing at Berry Park.</p> <p>The right of way was granted in October 2002 to the owner of 166 (including successors in Title), now developed into two dwellings A contribution towards maintenance costs equating to 2/7th of the cost is provided for in the Easement.</p> <p>More historic rights exist to recover 1/7th of the cost of maintenance of the access way from the owners of properties numbered 168, 170, 172, 176, 178, 180 and 182 Callington Road.</p> <p>A lease is currently in place for one of the parking spaces, which will require 6 months notice to terminate.</p>
Planning position	The site is within the Saltash Development Boundary in the Saltash Neighbourhood Development Plan (Post Examination Draft August 2021 – voted for at referendum in March 2024). Policy NP1 states there is a presumption in favour of sustainable development for small scale infill and development of previously developed land. Due to the right of way across the majority of the land, development of the site is thought to be unlikely.
Plan Insert or attach	



Photograph
Insert or attach



Recommendation	If no internal interest, follow the asset release process. If a disposal is the outcome, to establish a method of release for the area.
Surveyor	Jo Keene
Date prepared	30.04.2024