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23 November 2018

Mr T Cavender – Chairman, Akeley Parish Council
7 Buckingham Road
Akeley
Buckinghamshire
MK18 5HL

Dear Mr Cavender

Thank you for your letter of 22nd November 2018 the contents of which are noted and appreciated.

What I would propose is that our respective solicitors agree a contract to transfer the land to The Parish Council upon receipt of the Planning Consent for the five detached houses on the frontage.

We would undertake to fence the new boundaries with post and rail fencing and hedges together with a field gate to the access way. We will construct the access way up to the new boundary in stone with a crossover to the public highway on the new alignment and grant a right of way over this access way in perpetuity.

Because of the works involved in re-aligning the public highway and regrading the land, I would suggest we set a timescale of twenty-four months for the completion of the works because we need to take into account the inevitable delay which will occur in getting the Planning Authority to discharge the details of the consent and the inordinate time it will take for County Highways to agree and complete a Section 278 Agreement for the highway works.

I am working on the basis that from experience the administrative matters will most probably take twelve months to conclude which allows a further twelve months for the various works to be undertaken prior to handover to your Council.

This then leaves the option of the point of transfer of the land. I am happy that this can be immediately upon receipt of the Planning Consent for the frontage development or alternatively it can be conditional on our completing the works within twenty-four months prior to handover. I am entirely flexible about this but the lawyers may have a view.

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Directors - E.J.S.Gadsden - S.L Gadsden - J.E. Long - J.I. Lyon

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If you are happy to proceed along these lines, I presume The Parish Council will be writing to the Planning Officer advising them of our agreement in principle and at the same time withdrawing The Parish Council's objection to the proposed scheme.

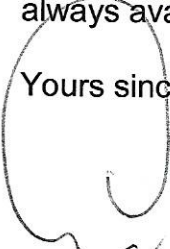
In the meantime, I will instruct our Architect to prepare a straight forward drawing showing the new Land Registry boundary together with the works that will form part of the contract detailed thereon.

I note that The Parish Council is appointing Chandler Ray as solicitors and we will be using Lennons in Chesham, details as below. I will ask our solicitor to make contact with Chandler Ray.

Andy Coyle andy.coyle@lennonssolicitors.co.uk
Lennons Solicitors
Chess Chambers
2 Broadway Court
Chesham
Buckinghamshire HP5 1EG

Finally, can I say I am very excited that we have been able to agree a future for this land. Both Tony, my joint owner and I as local people (well local'ish with a family background in the county) very much enjoy our involvement in this type of site where we can create some community benefit, as we have elsewhere, and on occasion win awards for our efforts. We are both greatly looking forward to seeing this project through to a conclusion and if there is anything else we need to do, please do not hesitate to get in touch, I am always available.

Yours sincerely



Eric Gadsden
Managing Director