

HUNTINGDONSHIRE DISTRICT COUNCIL

Title/Subject Matter: Review of the Ownership and Maintenance of Orphan Sites

Meeting/Date: Corporate Management Team – 9th May 2016
Overview and Scrutiny Panel (Communities and Environment) – 7th June 2016
Cabinet – 16th June 2016

Executive Portfolio: Councillor Robin Carter – Executive Councillor for Environment, Street Scene and Operations

Report by: Alistair Merrick – Interim Head of Operations

Ward(s) affected: All

Executive Summary:

1. There are 240 sites that are maintained by the Operations Service at a cost to the Council that are not in the Council's ownership. This is a historic anomaly and the sites are termed orphan sites. The review of all grounds maintenance regimes and costs has highlighted that there are not insubstantial costs associated with the maintenance of these orphan sites.
2. With the support of the former Legal and Estates Support Assistant the ownership details of all of these sites has been reviewed in order to transfer the maintenance responsibilities to the rightful landowner.
3. In summary the following action is being recommended in respect to the 240 orphan sites:
 - a) Maintenance activities would cease on all 60 privately owned sites and the one utility company site and to be effective as of 31 July 2016.
 - b) The County Council have already been advised of the need to adopt the 66 sites identified to be part of the Highway under their statutory function as the Highway Authority. The costs of maintaining these sites will then be included in the negotiations already taking place with the County on maintenance costs going forward.
 - c) The additional costs of maintaining the 23 Luminus sites will be directly recharged to Luminus for 2016/17.
 - d) HDC should adopt 42 of the orphan sites and continue with the maintenance of these sites because the review has confirmed these sites to be appropriate for this Council to own.
 - e) Further review work should be carried out of the 23 sites yet to have their ownership determined.

Recommendations:

1. The Panel are invited to make comments that will be included in the report to Cabinet seeking the endorsement of the proposed treatment of the categories of orphan sites in respect to future ownership and maintenance arrangements.
2. The Cabinet is recommended to approve the proposed treatment of the categories of orphan sites in respect to future ownership and maintenance arrangements as detailed in paragraph 3.2 of the report.

1. Purpose of the Report

- 1.1 To outline the review work carried out on 240 orphan sites that the Council currently does not own but maintains at its own costs; and to set out proposals for future ownership and maintenance of these orphan sites.

2. Background

- 2.1 There are 240 sites that are maintained by the Operations Service at a cost to the Council that are not in the Council's ownership. This is a historic anomaly arising from developments across the District and the sites are termed orphan sites. The review of all grounds maintenance regimes and costs has highlighted that there are not insubstantial costs associated with the maintenance of these orphan sites, circa £35,170 per annum. With the support of the former Legal and Estates Support Assistant the ownership details of all of these sites has been reviewed in order to transfer the maintenance responsibilities to the rightful landowner. Appendix 1 contains a schedule of the orphan sites categorised by Town and Parish Council.

3. Analysis and Proposed Action

- 3.1 Detailed in Table 1 below are the outcomes of the review work and the proposed course of action in respect to the different categories of site determined by the actual landowner of the sites.

Identified ownership of site	No. of sites	Future maintenance	Responsibility for maintenance costs	Recommended action
Developer/ privately owned	60	Withdraw maintenance	Landowner	Each landowner to be written to advise that Ground Maintenance activities on their site by HDC will cease from 31st July 2016
Town and Parish Councils	25	Withdraw maintenance	Town and Parish Councils	Sites to be identified to Town and Parish Councils for formal adoption with maintenance responsibility and costs transferring on 31st March 2017.
Utility Companies	1	Withdraw maintenance	Utility companies	Write to the utility company to advise that Ground Maintenance activities on their site by HDC will cease from 31st July 2016.
County Council	66	Continue maintenance	CCC	Sites to be added to the CCC schedule for maintenance and then included in the negotiations on future maintenance costs.
Luminus Housing	23	Continue maintenance	Luminus Housing	Sites to be identified to Luminus and added to their contract with an adjustment in the annual maintenance fee for 2016/17.
HDC owned	23	Continue maintenance	HDC	Formally adopt the sites, amend landownership records and continue maintenance.
HDC interest –	19	Continue maintenance	HDC	Formally adopt the sites, amend landownership records and

LSVT				continue maintenance.
Further investigation required	23	Continue maintenance	HDC	Continued investigation until landownership responsibility clarified for 2017/18.
TOTAL	240			

3.2 In summary the following action is being recommended:

- a) Maintenance activities would cease on all 60 privately owned sites and the one utility company site and to be effective as of 31 July 2016.
- b) The County Council have already been advised of the need to adopt the 66 sites identified to be part of the Highway under their statutory function as the Highway Authority. The costs of maintaining these sites will then be included in the negotiations already taking place with the County on maintenance costs going forward.
- c) The additional costs of maintaining the 23 Luminus sites will be directly recharged to Luminus for 2016/17.
- d) HDC should adopt 42 of the orphan sites and continue with the maintenance of these sites because the review has confirmed these sites to be appropriate for this Council to own.
- e) Further review work should be carried out of the 23 sites yet to have their ownership determined.

4. COMMENTS OF OVERVIEW & SCRUTINY PANEL

4.1 Comments of the Panel will be included in the future report to the Cabinet seeking endorsement of the proposed treatment of the categories of orphan sites in respect to future ownership and maintenance arrangements.

5. KEY IMPACTS/RISKS AND HOW THESE WILL BE ADDRESSED

5.1 The proposed timeframes for the transfer of the orphan sites into new ownerships has been phased to allow for negotiations and specifically for the Town and Parish Councils to include for future maintenance costs in their budget setting for 2017/18.

5.2 The privately owned sites may not be properly maintained going forward by their owners and to avoid criticism of this Council the Call Centre and Town and Parish Councils will be provided with the location plans and ownership details of these sites to enable them to properly deal with queries from residents.

5.3 If this failure to maintain a privately owned site is adjacent to the Highway and it detrimentally impacts on the Highway this will be referred by the Operations Service to the County Council for enforcement action as the Highway Authority.

6. WHAT ACTIONS WILL BE TAKEN/TIMETABLE FOR IMPLEMENTATION

6.1 A project plan will be developed against the timeframes for the transfer of various categories of orphan sites to ensure that the proposed actions are implemented in accordance with the deadlines set.

7. LINK TO THE CORPORATE PLAN

- 7.1 The proposed action in respect to orphan sites will ensure that the Operations Service becomes more business-like and efficient in the way it delivers grounds maintenance services and focuses on the assets owned by this Council or on assets that the Operations Service is contracted to maintain.

8. CONSULTATION

- 8.1 The private landowners have already been written to with a request to confirm that they own specified sites and to confirm that they will undertake the maintenance of these sites going forward. Consequently the proposed action to cease maintenance of these sites from 31 July 2016 will not be without forewarning.
- 8.2 Negotiations with the County Council are already on-going regarding their need to adopt the orphan sites that are part of the Highway and this includes future maintenance costs.
- 8.3 The proposed deadline for transfer of ownership and maintenance responsibilities to the Town and Parish Councils allows substantial time for negotiations with these councils and for financial implications to be included in their budgets for 2017/18.
- 8.4 Luminus will be advised of the 23 orphan sites that they need to adopt and the revised maintenance costs for the sites. The Operations Service will offer to undertake this work at market rates as an extension of the current service level agreement for grounds maintenance with Luminus.

9. LEGAL IMPLICATIONS

- 9.1 The proposed action reflects the legal review carried out of all the orphan sites and for the need for further review work in respect to the ownership of 23 orphan sites.

10. RESOURCE IMPLICATIONS

- 10.1 The proposed action is to address the current spend by this Council of £35,170 on the maintenance of orphan sites that it does not own; and it will contribute to the savings targets that the Operations Service has to make in accordance with approved ZBB proposals, £28,710.

11. OTHER IMPLICATIONS

- 11.1 The support from the Legal Shared Service will be needed for the further review work required for 23 orphan sites.

12. REASONS FOR THE RECOMMENDED DECISIONS

- 12.1 The proposed action resolves a long standing anomaly regarding the orphan sites and sets out clear proposals for their future ownership and maintenance that are sustainable within this Council's medium term financial strategy.

13. LIST OF APPENDICES INCLUDED

- 13.1 None.

BACKGROUND PAPERS

None.

CONTACT OFFICER

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Appendix 1: Schedule of Orphan Sites by Town & Parish Council

PARISH/TOWN	ADDRESS	HDC - No	HDC - Yes	NOTES	Recommendation for Future Ownership
ALCONBURY	Spinney Lane	√		Owners: Alconbury Developments Ltd	Private Ownership
ALCONBURY WESTON	Highfield Avenue	√		Owners: Diamond Construction Co Ltd	Private Ownership
BRAMPTON	Chestnut Close	√		Owners: Mr Mrs SM Johnson	Private Ownership
BRAMPTON	Chestnut Close	√		Owners: Ms M Pawula & Mr DE Neville	Private Ownership
BUCKDEN	The Osiers		√	Check claim with Luminus after LSVT & LR	HDC INTEREST LUMINUS/LSVT - LR
EATON FORD	Brook Road	√		In keeping with layout of land	CCC
EATON FORD	Ouse Road	√		In keeping with layout of land	CCC
EATON FORD	Culloden Close		√	Check claim with Luminus after LSVT & LR	HDC INTEREST LUMINUS/LSVT - LR
EATON FORD	Brook Road	√		In keeping with layout of land	CCC
EATON FORD	Brook Road	√		In keeping with layout of land	CCC
EATON FORD	Mill Hill Road	√		In keeping with layout of land	CCC
EATON FORD	Mill Hill Road	√		Owners: Wheatley Homes (PPE) Ltd	Private Ownership
EATON FORD	Great North Road	√		In keeping with layout of land	CCC
EATON FORD	Culloden Close		√	Check claim with Luminus after LSVT & LR	HDC INTEREST LUMINUS/LSVT - LR
EATON FORD	St Neots Road	√		In keeping with layout of land	CCC
EATON FORD	St Neots Road	√		In keeping with layout of land	CCC
EATON FORD	Culloden Place		√	Check claim with Luminus after LSVT & LR	HDC INTEREST LUMINUS/LSVT - LR
EATON SOCON	Alpha Drive	√		No commercial interest	NO INTEREST IN LAND – NO OWNERS
EATON SOCON	Knights Close	√		Owners: Ms AM Williams & Mr C Brown	Private Ownership
EATON SOCON	Great North Road	√		In keeping with layout of land	Luminus
EATON SOCON	Shakespeare Road	√		In keeping with layout of land	CCC
EATON SOCON	Shakespeare Road	√		In keeping with layout of land	CCC

PARISH/TOWN	ADDRESS	HDC - No	HDC - Yes	NOTES	Recommendation for Future Ownership
EATON SOCON	Shakespeare Road	√		In keeping with layout of land	CCC
EATON SOCON	Simpkin Close	√		In keeping with layout of land	CCC
EATON SOCON	Colmworth Gardens	√		Owners: Bedfordia Developments Ltd	Private Ownership
EATON SOCON	Colmworth Gardens	√		Owners: Bedfordia Developments Ltd	Private Ownership
EATON SOCON	Duchess Close	√		In keeping with layout of land	Luminus
EATON SOCON	Beaver Close		√	Check claim with Luminus after LSVT & LR	HDC INTEREST LUMINUS/LSVT - LR
EATON SOCON	Viscount Court	√		In keeping with layout of land	Luminus
EATON SOCON	Roe Green	√		In keeping with layout of land	CCC
EATON SOCON	Elizabeth Court	√		In keeping with layout of land	CCC
EATON SOCON	Elizabeth Court	√		In keeping with layout of land	CCC
EATON SOCON	Fallow Drive	√		In keeping with layout of land	Parish
EATON SOCON	Fallow Drive	√		In keeping with layout of land	Parish
EATON SOCON	Fallow Drive	√		In keeping with layout of land	CCC
EATON SOCON	Fallow Drive	√		In keeping with layout of land	Parish
EYNESBURY	Hampden Way	√		Owners: Mr SJ Sizer & Ms TAL Calliste	Private Ownership
EYNESBURY	Berkley Court	√		In keeping with layout of land	CCC
EYNESBURY	Chestnut Grove	√		In keeping with layout of land	CCC
EYNESBURY	Howitt's Lane	√		In keeping with layout of land	Luminus
EYNESBURY	Hampden Way	√		Or Private Ownership	CCC
EYNESBURY	Hampden Way	√		In keeping with layout of land	CCC
GODMANCHESTER	The Avenue	√		In keeping with layout of land	Parish
GODMANCHESTER	Windsor Road	√		If not Parish then County	Parish
GODMANCHESTER	Tudor Road	√		If not Parish then County	Parish
GODMANCHESTER	Tudor Road	√		If not Parish then County	Parish
GODMANCHESTER	The Avenue		√	Check claim with Luminus after LSVT & LR	HDC INTEREST LUMINUS/LSVT - LR
GODMANCHESTER	Saxon Close	√		In keeping with layout of land	Luminus
GODMANCHESTER	Saxon Close	√		In keeping with layout of land	Luminus

PARISH/TOWN	ADDRESS	HDC - No	HDC - Yes	NOTES	Recommendation for Future Ownership
GODMANCHESTER	Saxon Close	√		In keeping with layout of land	Luminus
GODMANCHESTER	Lancaster Way	√		In keeping with layout of land	CCC
GODMANCHESTER	Stuart Close	√		In keeping with layout of land	CCC
GODMANCHESTER	Lancaster Way	√		Belongs to County	CCC
GREAT PAXTON	Towgood Way	√		In keeping with layout of land	CCC
GREAT PAXTON	Towgood Way	√		In keeping with layout of land	CCC
GREAT STAUGHTON	Beachampstead Road	√		In keeping with layout of land	CCC
GREAT STUKELEY	Moorfield Way	√		Part of open space design	NO INTEREST IN LAND – NO OWNERS
HARTFORD	Mill Road	√		In keeping with layout of land	Parish
HARTFORD	Prospero Way	√		In keeping with layout of land	Parish
HARTFORD	Falstaff Way	√		In keeping with layout of land	Parish
HARTFORD	Nelson Road	√		In keeping with layout of land	Parish
HARTFORD	Main Street	√		In keeping with layout of land	Parish
HARTFORD	Falstaff Way	√		In keeping with layout of land	Parish
HEMINGFORD GREY	Gunnings Way	√		Part of open space design	CCC
HEMINGFORD GREY	Gunnings Way	√		Part of open space design	CCC
HEMINGFORD GREY	St Ives Road	√		In keeping with layout of land	CCC
HEMINGFORD GREY	St Ives Road	√		In keeping with layout of land	CCC
HOLME	Holmewood	TBC	TBC	Further investigation – Estates Access to field?	Query & Further Investigation
HOUGHTON	The Thicket	TBC	TBC	Cannot locate the area on the system	Query & Further Investigation
HUNTINGDON	Prospero Way	√		Owners: Mr Mrs A L Potts	Private Ownership
HUNTINGDON	Nelson Road	√		Owners: Compton Construction Ltd	Private Ownership
HUNTINGDON	Nelson Road	√		Owners: Compton Construction Ltd	Private Ownership

PARISH/TOWN	ADDRESS	HDC - No	HDC - Yes	NOTES	Recommendation for Future Ownership
HUNTINGDON	Nelson Road	√		If not Parish then County	Parish
HUNTINGDON	Nightingale Close	√		If not Parish then County	Parish
HUNTINGDON	Hardy Close	√		Owners: R & J Eyre Construction Ltd	Private Ownership
HUNTINGDON	The Walks North	TBC	TBC	Further investigation - Estates	Query & Further Investigation
HUNTINGDON	Essex Road	√		In keeping with layout of land	Luminus
HUNTINGDON	Norfolk Road	√		In keeping with layout of land	CCC
HUNTINGDON	Essex Road	√		In keeping with layout of land	Luminus
HUNTINGDON	Essex Road	√		In keeping with layout of land	Luminus
HUNTINGDON	Norfolk Road	√		In keeping with layout of land	Luminus
HUNTINGDON	Kent Road	√		In keeping with layout of land	Luminus
HUNTINGDON	Kent Road	√		In keeping with layout of land	Luminus
HUNTINGDON	Maple Drive	√		In keeping with layout of land	Luminus
HUNTINGDON	Maple Drive	√		In keeping with layout of land	Luminus
HUNTINGDON	Maple Drive	√		In keeping with layout of land	Luminus
HUNTINGDON	Sycamore Drive	√		In keeping with layout of land	Luminus
HUNTINGDON	Moorhouse Drive	√		In keeping with layout of land	Luminus
HUNTINGDON	American Lane	√		Near highway	CCC
HUNTINGDON	Drivers Avenue	√		Near highway	CCC
HUNTINGDON	Alberta Crescent	√		Near highway	CCC
HUNTINGDON	Norfolk Road	TBC	TBC	Cannot locate the area on the system	Query & Further Investigation
HUNTINGDON	Norfolk Road	√		In keeping with layout of land	CCC
HUNTINGDON	Claytons Way	TBC	TBC	Further investigation – Estates	Query & Further Investigation
HUNTINGDON	Newnham Close	√		In keeping with layout of land	CCC
HUNTINGDON	Prospero Way	√		In keeping with layout of land	CCC
HUNTINGDON	Duncan Way	√		In keeping with layout of land	CCC
HUNTINGDON	Falstaff Way	√		In keeping with layout of land	CCC
HUNTINGDON	Macbeth Close	√		In keeping with layout of land	CCC
HUNTINGDON	Prospero Way	√		In keeping with layout of land	CCC

PARISH/TOWN	ADDRESS	HDC - No	HDC - Yes	NOTES	Recommendation for Future Ownership
HUNTINGDON	Falstaff Way	√		In keeping with layout of land	CCC
HUNTINGDON	Falstaff Way	√		In keeping with layout of land	CCC
HUNTINGDON	Macbeth Close	√		In keeping with layout of land	CCC
HUNTINGDON	Othello Close	√		In keeping with layout of land	CCC
HUNTINGDON	Othello Close	√		In keeping with layout of land	CCC
HUNTINGDON	Othello Close	√		In keeping with layout of land	CCC
HUNTINGDON	Oberon Close	√		In keeping with layout of land	CCC
HUNTINGDON	Veasey Road	√		In keeping with layout of land	CCC
HUNTINGDON	Nelson Road	√		In keeping with layout of land	CCC
HUNTINGDON	Butts Grove Way	√		In keeping with layout of land	Parish
HUNTINGDON	Nelson Road	√		Owners: Compton Construction Ltd	Private Ownership
HUNTINGDON	Walnut Tree Drive	√		Owners: Cotman Housing Association Ltd	Private Ownership
HUNTINGDON	Prospero Way	√		Owners: Federated Homes Ltd	Private Ownership
HUNTINGDON	Sycamore Drive	√		In Keeping with layout of land	CCC
HUNTINGDON	Sycamore Drive	√		In keeping with layout of land	CCC
HUNTINGDON	Sallowbush Road	TBC	TBC	Cannot locate the area on the system	Query & Further Investigation
HUNTINGDON	Westbury Road	√		Footpath side County or FC Club HDC1549	CCC
HUNTINGDON	Mill Common	TBC	TBC	Shrub Bed Estates to inspect	Query & Further Investigation
LITTLE PAXTON	River Close	√		No commercial interest	Parish
LITTLE PAXTON	River Close	√		If not Parish then County	Parish
NEEDINGWORTH	Priory Road	√		No commercial interest	CCC
NEEDINGWORTH	Silver Lane	√		In keeping with layout of land	Parish
OFFORD D'ARCY	72-74 High Street	√		No Commercial value	CCC
RAMSEY	The Avenue	√		No commercial interest	NO INTEREST IN LAND – NO OWNERS
RAMSEY	Great Whyte	√		Ramsey Drainage – Water Authority	utilities
RAMSEY	Abbots Close	TBC	TBC	Further investigation - Estates	Query & Further Investigation

PARISH/TOWN	ADDRESS	HDC - No	HDC - Yes	NOTES	Recommendation for Future Ownership
RAMSEY	Abbots Close	TBC	TBC	Further investigation - Estates	Query & Further Investigation
RAMSEY	Abbots Close	TBC	TBC	Further investigation - Estates	Query & Further Investigation
RAMSEY	Abbots Close	TBC	TBC	Further investigation - Estates	Query & Further Investigation
SAWTRY	Cromwell Way	√		Check with s106 Agreement	CCC
SAWTRY	Rockingham Road	√		No commercial interest	Parish
SAWTRY	Alwin Close	√		No commercial interest	NO INTEREST IN LAND – NO OWNERS
SAWTRY	Cromwell Way	√		Owners: Colroy Homes Ltd	Private Ownership
SOMERSHAM	Bishops Road	√		Check with s106 Agreement	CCC
SOMERSHAM	Parkhall Road	√		Skate Park	Parish
ST IVES	Thorndown Close	√		In keeping with layout of land	Luminus
ST IVES	Little How		√	Check claim with Luminus after LSVT & LR	HDC INTEREST LUMINUS/LSVT - LR
ST IVES	Chaucer Way		√	Check claim with Luminus after LSVT & LR	HDC INTEREST LUMINUS/LSVT - LR
ST IVES	Chaucer Way		√	Check claim with Luminus after LSVT & LR	HDC INTEREST LUMINUS/LSVT - LR
ST IVES	Shakespeare Road		√	Check claim with Luminus after LSVT & LR	HDC INTEREST LUMINUS/LSVT - LR
ST IVES	Shakespeare Road		√	Check claim with Luminus after LSVT & LR	HDC INTEREST LUMINUS/LSVT - LR
ST IVES	Shakespeare Road		√	Check claim with Luminus after LSVT & LR	HDC INTEREST LUMINUS/LSVT - LR
ST IVES	Shakespeare Road		√	Check claim with Luminus after LSVT & LR	HDC INTEREST LUMINUS/LSVT - LR
ST IVES	Burns Way		√	Check claim with Luminus after LSVT & LR	HDC INTEREST LUMINUS/LSVT - LR
ST IVES	Dryden Close		√	Check claim with Luminus after LSVT & LR	HDC INTEREST LUMINUS/LSVT - LR
ST IVES	Shakespeare Road		√	Check claim with Luminus after LSVT & LR	HDC INTEREST LUMINUS/LSVT - LR

PARISH/TOWN	ADDRESS	HDC - No	HDC - Yes	NOTES	Recommendation for Future Ownership
ST IVES	Shakespeare Road		√	Check claim with Luminus after LSVT & LR	HDC INTEREST LUMINUS/LSVT - LR
ST IVES	Hill Rise		√	Check claim with Luminus after LSVT & LR	HDC INTEREST LUMINUS/LSVT - LR
ST IVES	Westwood Road	√		Beside cemetery – Town Council own	Parish
ST IVES	Westwood Road	√		Beside cemetery – Town Council own	Parish
ST IVES	The Waits	√		In keeping with layout of land	Parish
ST IVES	Bure Close	√		In keeping with layout of land	CCC
ST IVES	California Road	√		Owners: BPT Ltd	Private Ownership
ST IVES	Wheatfields	√		In keeping with layout of land	CCC
ST IVES	Virginia Way	√		Owners: BPT Ltd	Private Ownership
ST IVES	Lavender Way	√		In keeping with layout of land	CCC
ST IVES	Lavendar Way	√		Or possibly the School	CCC
ST IVES	Westwood Road	√	TBC	in keeping with layout of land	TC
ST IVES	Bure Close	√		In keeping with layout of land	CCC
ST IVES	Bure Close	√		In keeping with layout of land	CCC
ST IVES	Westbury Road	√		In Keeping with layout of land	CCC
ST IVES	Erica Road	TBC	TBC	Possibly part of the houses	Query & Further Investigation
ST NEOTS	Sandfields Road	√		In keeping with layout of land	CCC
ST NEOTS	Sandfields Road	√		In keeping with layout of land	CCC
ST NEOTS	Sandfields Road	√		In keeping with layout of land	CCC
ST NEOTS	St Anselm Place	TBC	TBC	Further investigation - Estates	Query & Further Investigation
ST NEOTS	Kings Road	√		Belongs to County	CCC
ST NEOTS	Green End Road	√		Belongs to County	CCC
ST NEOTS	Green End Road	√		Belongs to County	CCC
ST NEOTS	Green End Road	√		Belongs to County	CCC
ST NEOTS	Springfield Close	√		Belongs to County	CCC
ST NEOTS	Mallard Lane	√		In keeping with layout of land	CCC
ST NEOTS	Cambridge Road	√		In keeping with layout of land	CCC

PARISH/TOWN	ADDRESS	HDC - No	HDC - Yes	NOTES	Recommendation for Future Ownership
ST NEOTS	Cambridge Road	TBC	TBC	Cannot locate the area on the system	Query & Further Investigation
ST NEOTS	Green End Road	√		Belongs to County	CCC
WARBORS	Goldpits	√		In keeping with layout of land	CCC
WARBOYS	Goldpits	√		In keeping with layout of land	CCC
WARBOYS	Goldpits	√		In keeping with layout of land	CCC
WARBOYS	Goldpits	√		In keeping with layout of land	CCC
WARBOYS	Goldpits	√		In keeping with layout of land	CCC
WARBOYS	Flaxen Walk	√		In keeping with layout of land	Parish
WARBOYS	School Road	√		In keeping with layout of land	Parish