

KIDWELLY TOWN COUNCIL

LAND MANAGEMENT POLICY

Background

Kidwelly Town Council is a major landowner within the Town Council area. Much of the land is used for agriculture and recreational purposes. This policy, that was approved by the Town Council at its meeting on 1st April 2008 sets out how the land holdings are to be managed.

1. General

Overall the aim of Kidwelly Town Council in carrying out land management is to reflect the principles of sustainable development. In so doing the intention is to:

- Safeguard the primary environmental resources of air, soils and water
- Contribute to long term robust and adaptable rural economy
- Maintain and enhance landscapes, countryside character, biodiversity, historic and cultural values of the Town Council area

2. Land Improvement

Wherever possible the Town Council will endeavour to improve the condition of its land holdings, having regard to the cost of each improvement and the benefits arising. It also encourages its tenants to carry out land improvements subject to permission has been granted prior to the works being carried out. The overall purpose is to ensure that the land usage is optimised.

3. Vacant land

The Town Council will try to ensure that any vacant land is let at the earliest opportunity. All land that becomes vacant or the lease / licence comes for renewal has to be subject to a tender process.

4. Encroachment

In order to prevent encroachment onto its land the Kidwelly Town Council is ensuring that its land holdings are fully documented. This will include a reconciling of the Land Registry records and the information held by the Town Council of its land holdings.

5. Planning

Details of the current planning zoning will be maintained in order that the implications of the current position and any subsequent changes are evaluated.

6. Documentation

There will be appropriate documentation maintained for all land interests. The information contained within those documents is to be subject to regular review to ensure it complies with the law and is prepared in line with best practice.

7. Income

The Town Council will seek to maximise the revenue from its land holdings and will issue requests for payment as appropriate. New leases are to be paid using a standing order arrangement.

8. No Shooting Policy

The Town Council has decided that there is to be no shooting on its land. Where shooting is necessary in order to control pests and vermin, only the tenant is authorised to carry this out. If any other person is required to carry out shooting under this provision authorisation from the Town Council is required. This policy will be incorporated into any new leases.

9. Rent Increases

There is to be a regular review of the levels of rental income. In the case of new leases a minimum rental figure is to be shown on the tender invitation documentation. For longer term lets, especially of agricultural tenancies, there is to be a periodic (normally three yearly) uplift in the rent. Such increase should be in line with the retail price index unless a method is available.