DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H05-0147-23**	**Applicant:**	**GEDA Construction**
Proposal:	Details of children's play area - (Condition 11 of H05-0770-22)		
Location:	Land Off Fleet Road Holbeach Spalding		
Terminal Date:	11th April 2023		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
32	Community, Health and Well-being

National Guidance

National Planning Policy Framework 2021

Section 2. Achieving sustainable development.
Section 8. Promoting healthy and safe communities.
Section 12. Achieving well designed places.

Representations:

	Object	Support	No Obj.	Comments
RESIDENTS	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge condition 11 of H05-0770-22 (details of equipped children's play area).

Site Description

The application site (approximately 3.6ha) is currently grassland located to the rear of residential properties on the southern side of Fleet Road. Dwellings are situated to the north fronting Fleet Road, including semi-detached houses off Chapman Mews. Land to the east is the subject of outline planning permission ref. H05-0468-18 (phase 2). Residential properties are located to the west off Branches Lane.

History

H05-1183-16 - O/A - Residential development - 55 dwellings including demolition of existing house - Granted 25 January 2018 subject to S106 planning agreement dated 15 January 2018.

H05-0468-18 - O/A - Residential development (Phase 2) - 25 dwellings (access via Phase 1 approved by virtue of planning permission ref. H05-1183-16) - Granted 1 April 2019 subject to a S106 planning agreement.

H05-0670-20 - RM - Residential Development - 55 dwellings including demolition of existing house - outline approval H05-1183-16 - Approved 11 October 2021.

H05-1168-21 - Cond Comp - Details of boundary screening, roads & footways, surface water drainage, foul water disposal, construction management plan, plan illustrating areas of publicly accessible open space, landscape management & maintenance schedule, means & storage of refuse & recycling and scheme to deal with contamination & pollution (Conditions 5, 6, 9, 10, 11, 12, 15, 16 & 18 of H05-1183-16) - Approved 1 March 2022.

H05-1209-21 - Cond Comp - Details relating to estate road & associated footways & finished surface levels, management plan for open spaces & outdoor play areas and protected species survey (Conditions 8, 14 & 19 of H05-1183-16) - Approved 28 February 2022.

H05-0066-22 - Modified Agreement - Modification of 106 Agreement to update clause 8.10 (mortgagee in possession to bring into line with current policy) - relating to planning approval H05-1183-16 - Approved 27 June 2022.

H05-0204-22 - S73 - Residential Development - 55 dwellings including demolition of existing house - approved under H05-1183-16. Modification of Conditions 7 & 8 relating to highway & footpath details - Granted 30 June 2022.

H05-0303-22 - RM - Residential Development of 25 Dwellings (Phase 2) outline approval H05-0468-18 (with access via Phase 1 approved by virtue of planning permission H05-1183-16) - Under consideration.

H05-0439-22 - NMA - Residential Development - 55 dwellings including demolition of existing house - approved under H05-0670-20. Amendments to swale design - Approved 12 May 2022.

H05-0303-22 - RM - Residential Development of 25 Dwellings (Phase 2) outline approval H05-0468-18 (with access via Phase 1 approved by virtue of planning permission H05-1183-16) - Under consideration.

H05-0446-22 - S73 - Residential development - 55 dwellings including demolition of existing house - approved under
H05-0670-20. Modification of Condition 1 to allow amendments to previously approved plans - Granted 25 July 2022.

H05-0770-22 - S73 - Residential Development - 55 dwellings including demolition of existing house - approved under H05-0670-20. Modification of Condition 1 to allow amendments to previously approved plans - Granted 2 November 2022.

Consultation Responses

Public

Objection received (summarised):

Given the size and scope of this and the adjacent development it seems that this playground is of limited appeal and use to the children who will live in this development. There must surely be a strong case for a larger more fluent area with more equipment fully funded by the site developer to not just meet the "minimum" requirements, but wholly exceed
them.

Planning Considerations

A Local Equipment Area for Play (LEAP) is proposed, which includes 5 no. individual play items (Planet Jungle "The Cloud", Single Zigzag Twister, Basket Mini Swing, Galaxy Spring Mobile and Switchback Run) and grass mats. Fencing, seating, signage and litter bins are also to be provided.

The equipped play area exceeds 400sqm and is located more than 20 metres from the front facade of a dwelling. It is in an accessible and safe location and exceeds the minimum requirements specified within the Fields in Trust's Guidance for Outdoor Sport and Play. The latter reflects advice within the National Planning Policy Framework.

A landscape/equipment maintenance specification has also been provided, which is considered acceptable.

Conclusion

That condition 11 of H05-0770-22 be discharged.