

LDC Ref: LDC4657
Date: 8th April 2025

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RE: DISCHARGE OF CONDITIONS APPLICATION – CONDITION 16 OF OUTLINE APPROVAL H09-0326-17

LOCATION: LAND OFF WIGNALS GATE, HOLBEACH, SPALDING, LINCOLNSHIRE

Dear Sir/Madam,

This application seeks to approve details reserved by condition 16 following the outline approval (ref: H09-0326-17) for the residential development of the above titled site. Condition 16 states;

“A management plan for the areas of publicly accessible open space and any outdoor play areas, including management responsibilities and maintenance schedules, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted beyond oversight. The management of these areas shall be carried out in accordance with the details so approved.”

Condition 16 was originally discharged as part of the conditions discharge application under ref: H09-0228-19, whereby a plan showing the management company-maintained areas (PD37 P1) and a Landscape Management Plan was submitted and approved.

The development is now reaching a point where it is nearly complete and the open space is being placed into a management company. However, due to current on-site circumstances, the client wishes to amend the area of public open space / management company-maintained area. The original management company-maintained areas per PD37 P1 showed all of the areas of soft landscaping, area around the attenuation areas and bin storage areas to be maintained by the sites management company.

The public open space / management company-maintained areas were subsequently amended as part of application H09-0365-22, when part of the site was reconfigured and amended to provide 2 no further plots. As such an area of public open space along the western boundary towards the south of the site was reduced, to provide a landscaped strip of buffer planting as per the rest of the western boundary.

This application seeks to approve an amended plan, with a small area at the sites entrance and adjacent to the area of public open space to be omitted from the management companies' responsibility. The approved public open space is currently 1.12ha. Policy 32 of the South East Lincolnshire Local Plan (SELLP) states that developments should provide 0.75ha of amenity greenspace per 1000 people. Based on this, it is anticipated that the site will have 365 no residents, which equates to 0.27ha of amenity greenspace required. The proposed plan (LDC4657-02) identifies 1.05ha of amenity open space is to be maintained by the sites management company. Which is a reduction of 0.07ha on the area approved, however the proposed still exceeds the requirements of Policy 32 by approximately 385%. The proposals are therefore still policy compliant.

In the meantime, if you have any further questions or queries then please don't hesitate to contact me and I would be happy to assist.

Yours sincerely



Liam Riggall ACIAT
Enclosed