



COVER LETTER

Supporting Application - Variation of condition 4 of planning permission reference H13- 0767-24 approved on 20th November 2024 to restrict the number of vehicles on site at any one time to 5, provision of Travel Plan and Parking Management Plan

ADDRESS

Holly Cottage, Fen Gate, Moulton Chapel, Spalding, Lincolnshire, PE12 0XR

**PREPARED BY - VIRTUE THERAPEUTIC CARE & EDUCATION (EAST SUSSEX)
LIMITED**

Virtue Children

Suite 7 & 8 Moran House

449 – 451 High Road, LONDON, NW10 2JJ

Company Number – 12745303



Dear Sirs,

I am enclosing this cover letter to supplement a variation of Condition Application regarding -

Holly Cottage, Fen Gate, Moulton Chapel, Spalding, Lincolnshire, PE12 0XR

Planning has been granted by way of Reference: H13-0767-24, Date of Decision: 20th November 2024 and has been approved Subject to Conditions. Virtue Children are submitting a Section 73 application to amend Condition 4 to restrict Vehicles onsite, as opposed to people.

The reason for applying to amend this condition is due to the Children's Homes regulator Ofsted, being unwilling to accept the planning with restrictions on staff, they may need to attend a few times a year (unannounced) with 2-3 staff, they also have concerns over safety in emergency situations. The core staff required onsite already would mean they would knowingly be in breach of planning, and therefore **they are unwilling to accept the application for registration until any restrictions on staff members are removed.**

Virtue Children will ensure that Ofsted are aware of the parking restrictions onsite to support the variation of condition application and will take appropriate measures to move other vehicles offsite and leave in a safe, legal and secure location to ensure compliance.

Virtue Children are not asking to increase regular staffing ratios onsite, this will remain as 4 regular staff as per the Design and Access Statement and Comings and Goings submitted within the original planning application. The reason for this variation, is to ensure Ofsted registration, and to manage visitors onsite to ensure compliance with Policies 2,3 and 30 of the South East Lincolnshire Local Plan, 2019.

There are currently 5 spaces onsite, with the time it takes to build up to full capacity, Virtue Children are very confident in being able to adhere to the amendment of restricting cars with further information contained within the Parking Management Plan/Travel Plan.

Please can you consider this application and respectfully, Virtue Children request that Maxine Simmons deal with the progression/handling due to familiarity with the position and case to avoid any further delays with opening this much needed facility.

Kind regards,

Virtue Therapeutic Care and Education Limited

Date – 26/11/2024.

Virtue Children

Suite 7 & 8 Moran House

449 – 451 High Road, LONDON, NW10 2JJ

Company Number – 12745303