

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H16-0123-21 **Applicant:** Ashwood Homes

Proposal: Details of management plan for public open space & outdoor play areas, design, layout and specification for childrens play area equipment, construction management plan, estate road and scheme of archaeological investigation (Conditions 8, 9, 13, 15 & 19 of H16-0082-20)

Location: Locksmill Farm Cowbit Road Spalding

Terminal Date: 2nd April 2021

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development
04 Approach to Flood Risk

National Guidance

National Planning Policy Framework 2019

Sections 12, 14 and 15

Representations:

	Object	Support	No Obj.	Comments
HIGHWAYS & SUDS SUPPORT	0	0	0	1
IAN MARSHMAN - HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge conditions 8, 9, 13, 15 & 19 of H16-0082-20 (Details of management

plan for public open space & outdoor play areas, design, layout and specification for childrens play area equipment, construction management plan, estate road and scheme of archaeological investigation).

History

H16-1038-17 - O/A - Residential development (26 dwellings) - Locksmill Farm including Travel Stop Motel, Cowbit Road, Spalding - Granted 5 March 2019.

H16-0082-20 - Full - Development of 42 Affordable Dwellings - Granted 21 January 2021.

Consultation Responses

LCC Highways/SUDs - Does not wish to restrict the grant of permission.

Environmental Protection (Noise) - No objections.

LCC Archaeology - No objections.

Planning Considerations

Condition 8 and 9 (Details of management plan for public open space & outdoor play areas, design, layout and specification for childrens play area equipment) - An enclosed Local Area for Play (LAP) is proposed. A Lap is essentially a small area of unsupervised open space specifically designed for younger children mainly between the ages of 4-6 years of age. The location of the area is determined as within 1 minute walking distance. The area should be appropriate for low-key games; flat and level with grass surfacing. A guard rail, fence or shrubbery should be used as a safety buffer zone to protect against road related accidents.

The proposed enclosed LAP would have an area 100sqm, including a seat. It would be maintained by a management company. The submitted details are considered to be satisfactory.

Condition 13 (Construction management plan) - A construction method statement has been submitted. it includes details of site hours of operation (8am to 5pm and 8am to 1.30pm on Saturdays). The statement also addresses noise, dust, vibration, etc. Wheel washing facilities would be provided.

The details are considered to be satisfactory. Environmental Protection (Noise) have raised no objections. LCC Highways have indicated that the submitted details, in so far as they relate to highway and surface water drainage matters, are satisfactory and therefore does not wish to object to the planning application.

Condition 15 (Estate Road) - LCC Highways have indicated that the submitted details are satisfactory.

Condition 19 (Scheme of archaeological investigation) - LCC Archaeology has been consulted and has confirmed that the written scheme of archaeological investigation meets all of their requirements in respect of Condition 19 of H16-0082-20.

Conclusion

That conditions 8, 9, 13, 15 & 19 of H16-0082-20 be discharged.