

South Holland District Council

Planning Department
Council Offices
Priory Road
Spalding
PE11 2XE

For the attention of Lucy Buttery

20th February 2020

Dear Lucy,

**Re: Reserved Matters Application for Residential Development of 60 Dwellings
Land Off Nightingale Way Sutton Bridge – H18-1167-19**

We refer to your emails dated 5th February and 14th February and are now pleased to make a response in relation to the affordable housing mix and the external works maintenance arrangements.

Affordable Housing Mix

We enclose revised drawings numbered LH/SBN/19/002 Rev C and LH/SBN/19/003 Rev D which provide an amended plot schedule showing the affordable housing mix as agreed.

External Works Maintenance Responsibilities

We enclose with this letter a copy of drawing LH/SBN/19/007 which indicates:-

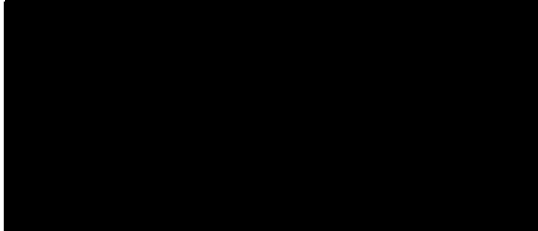
- Extent of proposed adopted highway hatched brown
- Extent of public open space / common landscaped areas hatched solid green
- An example of plot curtilages outlined in red

We had originally envisaged that the areas of public open space would eventually become adopted by either South Holland District Council or Sutton Bridge & Wingland Parish Council but following discussions we understand that this is unlikely, and it will be necessary to establish an Estate Management Company to maintain the common areas. We therefore also enclose a copy of the proposed Estate Management Company Arrangements.

Wherever open landscaped areas exist which relate closely to an individual plot it is proposed that these areas are conveyed over to the plot with any transfer having a positive covenant that the future owners maintain the open landscaped areas. We have highlighted plots 4,9,32,35 and 40 as specific examples on drawing LH/SBN/19/007

We trust that this addresses all remaining concerns and that the application can now proceed to a positive determination but should you require any additional information please do not hesitate to contact us.

Yours sincerely



A. Brown BA.Arch MCIAT

For and on behalf of Alan Brown Development Services Ltd