

## Appendix B – Case Studies

- 1.1.1. The open space serving the **Hursley Park** residential site north of Great Bowden is currently managed by a Residents Management Company. Significant challenges have been faced by residents of the new development in ensuring that contractors appointed to manage the open space undertake that work to a good standard. Challenges included; failing landscaping, missing fencing and hedging, poorly constructed pathways. Significant officer time was spent rectifying as many issues encountered as possible to support the residents and to ensure the best possible outcomes. It is the opinion of some residents that the issues were never fully resolved to their satisfaction prior to them taking over the maintenance of the open space. The biggest issue for residents is the pathways which they allege are not up to the appropriate technical standard of construction. Significant time was applied by the Planning Director, Planning Enforcement team and the Council's Green Spaces officer to get the best result possible for the residents. This represents expenditure by the Council that should not have been necessary.
- 1.1.2. The site at **Broughton Chase**, Broughton Astley, has been the subject of complaints from residents around the non-completion of public open space by the developer. Also, residents have expressed concerns about installation of landscape features around the site that do not appear to be in accordance with approved plans and layouts. Fences on the site are not in a condition that can be signed off and footpaths have been left incomplete. This is now leading to planning enforcement resources and other officer resources being used to hold the developer to their commitments as per the approved plans.
- 1.1.3. The **Farndon Fields** site on the south - western edge of Market Harborough has been the subject of complaints from residents concerning public open space non-compliance with approved plans and Section 106 obligations, agreements and commitments. This has led to significant Planning Enforcement and Legal Services time commitments to pursue different developers to ensure they deliver what they are committed to in approved plans and legal agreements.
- 1.1.4. The **Ashton Rise** site adjacent to Lubenham Hill in Market Harborough has seen residents' complaints around the standard of maintenance delivered by the responsible management company. The open space has been successfully delivered on this occasion however the challenges have arisen linked to subsequent maintenance. This is a variation on the themes established in the first three case studies above, in that it is post-delivery maintenance that seems to have fallen short of expected standards from the management company. Residents have also complained about the non-adoption of their open space by the Council despite committing to a management fee in order to maintain the open space.
- 1.1.5. The site at **Kimcote Road**, Gilmorton has been the subject of residents making long-standing complaints about the condition of the Public Open Space on the site and particularly linked to the condition and maintenance of the site play area. Play equipment has not been adequately maintained either in terms of a timely approach to repairs/fresh installations or the repairs failing to be undertaken to the required standard.
- 1.2. The next three case studies are those where the Council is obliged to adopt open space, but the developer has not satisfactorily completed the site.

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- 1.2.1. **Stretton Road**, Great Glen has not been adopted by the Council because of flooding issues over a number of years. A number of properties were flooded, and the developer has sought to find a solution satisfactory to HDC engineers and the Lead Local Flood Authority. Whilst a solution may have been found the on-site landscaping is now in a poor condition and not up to adoptable standard. HDC will be obliged to adopt the open space once it is up to adoptable standard.
  - 1.2.2. **Blackberry Grange**, Market Harborough has been the subject of resident concerns since 2016. The Council has not adopted the open space because of poor quality implementation and poor-quality maintenance. The issue has been raised through enforcement and directly with the developer. HDC are obliged to adopt this open space once it is up to adoptable standard.
  - 1.2.3. **David Hobbs Rise**, Market Harborough has been the subject of a developer enquiry for the District Council to adopt the open space. There are issues with poor quality play area, drainage installed without permission in order to prevent field run off reaching properties, poor quality maintenance and access gates installed without permission. The Council has yet to receive assurance from the developer that these issues can be overcome.
- 1.3. There are numerous sites across the district that have been successfully completed, or being completed, by developers, transferred to a Management Company or Parish Council and are being satisfactorily maintained. These include, since 2020:
1. **Main St, Lubenham** 15/01471/OUT – visit Jan 2020 – for issue of practical completion certificate by Development Management. Developer maintained.
  2. **Warwick Road POS, Kibworths** 04/00319/OUT – visit June 2020 – POS adopted by HDC, Play Area by KHPC with commuted sum in 2020.
  3. **The Green, Ullesthorpe** 14/01684/REM - visit Jul 2020 - adopted by ManCo.
  4. **Strawberry Fields POS**, Scraftoft 11/00895/OUT – visit Jul 2020 – adopted by Scraftoft PC with commuted sum.
  5. **Pulford Drive Thurnby** – 11/01080/OUT - visit Nov 2020 with PC. – Adopted by Thurnby and Bushby Parish Council with a commuted sum for maintenance and maintained by HDC on behalf of the PC.
  6. **Coventry Road POS, Broughton Astley** 13/00898/FUL – visit Dec 2020 – developer maintained to be adopted by ManCo.
  7. **Main St, Lubenham** 15/01471/OUT – visit Jan 2021 – for issue of final certificate by Development Management. ManCo maintained.
  8. **Main Street, Claybrooke Magna** 17/00593/FUL – visit Aug 2021 - adopted by ManCo.
  9. **Ashby Road POS, Ullesthorpe** 18/00534/REM visit Aug 2021 – developer maintained.
  10. **Coventry Road POS, Broughton Astley** 13/00898/FUL – visit Aug 2021 – to be adopted by ManCo. Certificate not yet issued.
  11. **Leicester Road Lutterworth** 14/00739/OUT - visit Sept 2021 - adopted by ManCo.

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12. **Ashby Road POS, Ullesthorpe** 16/00373/OUT - visit May 2022 - developer maintained to be adopted by ManCo.
13. **Centurion Place POS, Kibworths** 15/01510/REM – visit April 2022 – completion certificate - developer maintained - to be adopted by ManCo.
14. **North End Hallaton**. 18/01266/FUL – visit Oct 2022 – completion cert – developer maintained.
15. **North End Hallaton** 18/01266/FUL – visit Sept 2023 – Final Certificate issued - adopted by ManCo.
16. **Oaks Road POS, Great Glen** 17/00579/OUT - visit March 2024 – developer maintained – incomplete. Advisory visit with developer. To be maintained by ManCo.