



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL

## Officer Delegated Decision

17<sup>th</sup> June 2025

Richard Wyles - Deputy Chief  
Executive & S151 Officer

### Adoption of open space land contained within Title Numbers LL214417 and LL182040. at the Sunningdale Estate and Alma Park Estate, Grantham

To approve the adoption of nineteen pieces of open space land within the Sunningdale Estate and two open space land areas at Alma Park Estate Grantham.

#### Contact

Gareth Dawkins - Corporate Property Services



<b>Decision made by:</b>	Richard Wyles (Deputy Chief Executive & S.151 Officer)
<b>Decision:</b>	To approve the adoption of nineteen pieces of open space land within the Sunningdale Estate Grantham, contained within a Section 106 Agreement (copy appended at <b>Appendix Three</b> ) and two open space areas at Alma Park Estate Grantham.
<b>Public or Exempt:</b>	This report is not exempt from publication;
<b>Reasons for exemption:</b>	N/A
<b>Conflicts of interest:</b>	No
<b>Policy compliant:</b>	Yes
<b>Details of delegation:</b>	Scheme of Delegation, Part 3(c) of the Constitution, paragraph 26(e) <i>Chief Executive, Deputy Chief Executive, relevant Director and any other officers they authorise in writing as being appropriately qualified and trained.</i>

*'To negotiate and conclude, subject to Council policy and procedure, land, property acquisitions and disposals of housing working with relevant partners where appropriate'*

## 1. Implications

### *Finance*

- 1.1 The financial implications of maintaining these areas will be incorporated into existing budgets in respect of grounds maintenance. The current landowners have agreed to undertake any outstanding works prior to adoption.

Reviewed by: Richard Wyles, Deputy Chief Executive and s151 Officer

### *Legal and Governance*

- 1.2 The Deputy Chief Executive has the delegated authority to take this decision.

Reviewed by: James Welbourn, Democratic Services Manager

## 2. The Purpose of the Report

- 2.1 The purpose of the report is to authorise the adoption of nineteen pieces of open space land within the Sunningdale Estate, off Londonthorpe Lane, Grantham, contained within a Section 106 Agreement (copy appended at **Appendix Three – Section 106 Agreement** and two open space areas at Alma Park Estate Grantham. These areas once adopted will be maintained by the Council. **Appendix One – Land to be Adopted.**

## 3. Available Options Considered

- 3.1 Option 1) To approve the adoption of nineteen pieces of open space land within the Sunningdale Estate, and two open space areas at Alma Park Estate Grantham as shown on **Appendix One – Land to be Adopted.**
- 3.2 Option 2 - To not agree to an adoption. This would mean that the Council cannot guarantee that the land will be maintained in line with public expectations in the long term. Therefore, this option has been discounted.

## **4. Preferred Option**

- 4.1 To agree to adopt all land shown on the attached Plan at **Appendix One - Land to be Adopted**.

## **5. Reasons for the Decision**

- 5.1 The Sunningdale Estate was developed over a long period, originally covered by a Section 52 Agreement. **Appendix Two – Section 52 Agreement**.
- 5.2 Given the period over which the estate was developed, the original Section 52 Agreement was replaced by a Section 106 Agreement. **Appendix Three – Section 106 Agreement**.
- 5.3 A total of twenty-one areas of public open space within the Sunningdale Estate (**Appendix One – Land to be Adopted**) have remained unadopted and are at risk of sale to the private market. The developer Jelson Homes has continued to maintain these areas of land for the best part of twenty years.
- 5.4 Following discussions with the developer, agreement has been reached for the Council to adopt a total of nineteen pieces of open space and to maintain them in the future. This will ensure that the open spaces remain as open space amenity land thus removing any risk that they could be sold and protection as open space put at risk.
- 5.5 There are two large areas of open space, which are predominantly given over to woodland. These two areas do not form a part of the current agreement, and it is expected that the developer will carry out their own survey to establish what works are required to bring the land up to a condition where adoption can be considered
- 5.6 The Developer and the Council will each be covering their own legal costs in this matter.

## **6. Consultation**

- 6.1 No formal public consultation is required.

## **7. Appendices**

- 7.1 **APPENDIX ONE – Land to be Adopted**  
7.2 **APPENDIX TWO – Section 52 Agreement**  
7.3 **APPENDIX THREE – Section 106 Agreement**

Signed by: Richard Wyles

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