**From:** Cara Baker <[Cara.Baker@charnwood.gov.uk](mailto:Cara.Baker@charnwood.gov.uk)>   
**Sent:** 20 July 2022 17:38  
**To:** Louise Winson <[Louise.Winson@charnwood.gov.uk](mailto:Louise.Winson@charnwood.gov.uk)>  
**Subject:** RE: Planning consultation

Hi Louise,

I can’t see a record of our response to P/21/2639/2 consultation, however, I did provide a response to Pre-Application Advice back in May 2021 to Lewis. In summary our recommendation would be as follows:

In respect of Planning Advice consultation P/21/2639/2 for 195 dwellings on Land North of Barkby Road, Syston, Leicestershire the development proposals are required to meet Core Strategy Policy (CS 15) standards for open space, sport and recreation. Development proposal need to set out how these standards will be met on site, or alternatively off site through provision of a financial contribution for new or enhancement of existing facilities to meet development need and mitigate impact on existing provision. The ongoing management and maintenance of any on site open space also requires agreement prior to commencement of development to ensure proposals are sustainable and publicly accessible in perpetuity.

Below is a table that sets out CS15 requirements and what this means in terms of the proposed development:

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| **Typology** | **Quantity Standard (hectares per 1000 population)** | **Minimum Development Requirement (Area)** | **Provide on-site or Equivalent off-site contribution** |
| Parks & Amenity Green Space | 1.4ha | 0.66ha | On site in the form of a multi-functional green space area. The space should follow good design principles and include quality infrastructure, for example, surfaced paths, planting and landscaping, seating, bins etc. Regard should be given to best practice guidance on layout, including Sport England’s Active Design Principles to create not only a space that is visually attractive but encourages active lifestyles and well-being amongst residents of the development.  A cohesive and connected approach to open space provision along the western boundary and adjoining development should be encouraged, allowing pedestrian access and a blended aesthetic. |
| Natural & Semi Natural Open Space | 2.0ha | 0.94ha | On Site. Defined habitat areas should be identified and created within the proposed on site open space. These areas should be laid out and managed for the their ecological/wildlife value in accordance with a Landscape and Biodiversity Strategy/Management Plan for the development. |
| Provision for Children | 1 facility within 480m of every home | 1 facility | On site (suitable LEAP to be provided – Equipment and design to be approved by CBC prior to commencement of development).  A 20 metre minimum buffer between the equipped area and nearest dwelling is required.  Alternatively, an off-site contribution of £51,998 towards improving play provision at the Chestnuts Play Area or other suitable location. |
| Provision for Young People | 1 facility within 480m of every home | 1 facility | On site suitable and agreed young people’s equipment/facilities (Equipment, layout and design to be approved by CBC prior to commencement of development).  A 30 metre minimum buffer between the equipped area and nearest dwelling is required.  Alternatively, an off-site contribution of £186,028 should be sought to meet the needs of the development through new or enhanced young peoples provision within Syston. |
| Outdoor Sports Facilities | 2.60ha | 1.22ha | Recommend off-site contribution of £64,227 to be used to implement recommendations of the Charnwood PPS 2018. |
| Allotments | 0.33ha | 0.15ha | Provide on site or alternatively recommend an off-site contribution of £22,020 for the creation of additional allotment plots within Syston. |
|  |  |  |  |
| Indoor Sport |  | To be calculated using the Sport England Facility Calculator. | The Sport England Facility Calculator estimates that the development generates demand for - 29 additional pool visits per week (this equates to an additional 4.73 sq m pool space at a cost of £88,566), 0.13 indoor courts (at a cost of £85,576) and 0.03 Indoor Bowls Rinks (at a cost of £12,636). It is recommended that off-site contributions in line with Sport England guidelines are sought in accordance with the Council’s adopted Indoor Built Sport Facilities Strategy 2018 Priorities and Action Plan. |

If you have any queries or require any further information please do not hesitate to contact me.

Kind Regards,

Cara

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| **Cara Baker (She / Her / Hers)**  Planning Liaison Officer | Charnwood Borough Council logo |
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| **Our values** | |
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| Charnwood Borough Council's values are: Pride in Charnwood; Working Together; Customer Focused | |
| Charnwood Borough Council is an agile organisation and I sometimes work outside of standard office hours. Please respond to my email at a time that is convenient for you. | |