

**From:** Wild Cara  
**Sent:** 23 March 2021 20:30  
**To:** Pickrell Mark  
**Cc:** development.control@charnwood.gov.uk  
**Subject:** RE: Planning consultation - Land at Barkby Road, Queniborough (P/20/2380/2)

Dear Mark,

In response to Planning Application consultation P/20/2380/2 for up to 150 dwellings on Land off Barkby Road, Queniborough, 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:

Typology	Quantity Standard (hectares per 1000 population)	Development Requirement (Area)	Provide on-site or Equivalent off-site contribution
Parks	0.32ha	0.12ha	On site in the form of a multi-functional green space area combined with the Amenity Green Space provision. 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.
Natural & Semi Natural Open Space	2.0ha	0.72ha	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 their ecological/wildlife value in accordance with a Landscape and Biodiversity Strategy/Management Plan for the development.
Amenity Green Space	0.46ha	0.17ha	On site in the form of a multi-functional green space area combined with Park provision. 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.
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.
Provision for Young People	1 facility within 480m of every home	1 facility	The proposed on site LEAP could be upgraded to a NEAP plus 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 £143,099 should be sought to meet development need and mitigate impact on existing facilities through the provision of new or enhanced young people's provision within Queniborough.
Outdoor Sports Facilities	2.60ha	0.94ha	Recommend off-site contribution of £48,247 to be used to implement recommendations of the Charnwood PPS 2018 e.g. Syston Football Rugby Cricket and Tennis Club.
Allotments	0.33ha	0.12ha	Provide on site.  Alternatively an off-site contribution of £16,938 for the creation of allotment provision within Queniborough.
Indoor Sport		To be calculated using the Sport England Facility Calculator.	The Sport England Facility Calculator estimates that the development generates demand for - 22 additional pool visits per week (this equates to an additional 3.64 sq m pool space at a cost of £68,128), 0.10 indoor courts (at a cost of £65,828) and 0.02 Indoor Bowls Rinks (at a cost of £9,720). 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.

It is recommended that details for the storage of refuse and materials for recycling, including bin collection points, shall be submitted to, and approved in writing by, the Local Planning Authority.

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

Kind Regards,

Cara

Cara Wild

**Planning Liaison Officer**

eMail: [cara.wild@charnwood.gov.uk](mailto:cara.wild@charnwood.gov.uk)

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**From:** [development.control@charnwood.gov.uk](mailto:development.control@charnwood.gov.uk) <[development.control@charnwood.gov.uk](mailto:development.control@charnwood.gov.uk)>

**Sent:** 22 February 2021 10:20

**To:** [open.space@charnwood.gov.uk](mailto:open.space@charnwood.gov.uk)

**Subject:** Planning consultation - Land at Barkby Road, Queniborough (P/20/2380/2)

**NOT PROTECTIVELY MARKED**

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