

From: Wild Cara
Sent: 21 April 2021 17:38
To: development.control@charnwood.gov.uk
Subject: RE: planning consultation - P/21/0491/2

Dear Denise,

In respect of Planning Application consultation P/21/0491/2 for 170 dwellings on Land East of Cossington Road, Sileby, 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:

Typology	Quantity Standard (hectares per 1000 population)	Minimum Development Requirement (Area)	Provide on-site or Equivalent off-site contribution
Parks	0.32ha	0.13ha	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	0.82ha	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.
Amenity Green Space	0.46ha	0.19ha	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	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.
Outdoor Sports Facilities	2.60ha	1.06ha	On site including requisite ancillary facilities or alternatively off-site financial contribution of £55,992 to be

			used to implement recommendations of the Charnwood PPS 2018.
Allotments	0.33ha	0.13ha	On site in accordance with CBC allotment specification requirements. Alternatively, an off-site contribution of £19,197 for the creation of additional allotment plots within Sileby.
Indoor Sport		To be calculated using the Sport England Facility Calculator.	The Sport England Facility Calculator estimates that the development generates demand for - 25 additional pool visits per week (this equates to an additional 4.12 sq m pool space at a cost of £77,211), 0.11 indoor courts (at a cost of £74,605) and 0.03 Indoor Bowls Rinks (at a cost of £11,016). 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.

I have the additional general observations with regard the development proposals:

- The relationship between the open space and built development could be improved. Further thought should be given to natural surveillance particularly in relation to the provision for children's play.
- There is potential for conflict of users as the proposed Open Space is being expected to meet a variety of needs without any apparent zoning or acknowledgement of different needs and sensitivities.
- Open space typologies are distinct and over provision in one typology does not necessarily compensate for lack of provision in another. For example over provision of Natural Open Space cannot compensate for a lack of outdoor sports provision as this will result in the needs of residents not being met and additional pressure being put on existing local facilities, which could already be functioning over capacity.

It is recommended that details for the storage of refuse and materials for recycling, including bin collection points be submitted to 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