

Dear Mark,

In respect of Planning Application consultation P/20/2199/2 for up to 30 dwellings on Land off Leconfield Road, Nanpantan, Loughborough 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	0.02ha	<p>There is currently a shortfall (-1.74ha) of Parks provision in the Nanpantan Ward. This means that existing provision is unable to meet additional demand created by the development proposals. If provision for Parks is not made on-site the needs of the development will not be met, existing shortfalls within the Nanpantan Ward will made worse and this will impact negatively on existing provision and residents.</p> <p>To meet the needs of the development onsite provision in the form of a multifunctional green space area combined with the Amenity Green Space provision is recommended. The</p>

			<p>space should follow good design principles and include quality infrastructure, for example, surfaced paths, planting, 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 wellbeing amongst residents of the development.</p>
Natural & Semi Natural Open Space	2.0ha	0.14ha	<p>There is currently a shortfall (-22.55ha) of Natural/Semi-Natural Open Space provision in the Nanpantan Ward. This means that existing provision would be unable to meet additional demand created by development proposals. If provision is not made on-site the needs of the development will not be met, existing shortfalls within the Nanpantan Ward will be made worse and this will impact negatively on existing provision and residents.</p> <p>Provision on-site is recommended e.g. proposed attenuation and grassland areas. Defined habitat areas should be identified and created within the proposed on-site open space. These</p>

			<p>areas should be laid out and managed for their ecological/wildlife value in accordance with a Landscape and Biodiversity Strategy/ Management Plan for the site.</p>
Amenity Green Space	0.46ha	0.03ha	<p>There is currently a shortfall (-0.33ha) of Amenity Open Space provision in the Nanpantan Ward. This means that existing provision is unable to meet additional demand created by development proposals. If provision for Amenity Open Space is not made on-site the needs of the development will not be met, existing shortfalls within the Nanpantan Ward will made worse and this will impact negatively on existing provision and residents.</p> <p>To meet the needs of the development on-site provision in the form of a multifunctional green space area combined with Parks provision is recommended.</p> <p>The space should follow good design principles and include quality infrastructure, for example, surfaced paths, planting, landscaping, seating, bins etc. Regard should be given to best practice guidance on layout, including Sport England's Active Design Principles to create not</p>

			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	<p>There is currently a shortfall of Provision for Children in the Nanpantan Ward with the majority of residents located outside of the recommended catchment of provision. The nearest Play Area (LEAP) is approximately 800 metres away from the proposed development site.</p> <p>This means that existing provision would be unable to meet additional demand and the needs of the development. To meet the needs of the development onsite provision is required (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.</p>
Provision for Young People	1 facility within 480m of every home	1 facility	<p>There is currently a shortfall of Provision for Young People in the Nanpantan Ward. There are no facilities for Young People in the ward and the nearest facility is approximately 1200 metres away. This means that existing provision would be unable to meet the</p>

			<p>needs/additional demand created by development proposals.</p> <p>If provision for Young People is not made on-site the needs of the development will not be met, existing shortfalls within the Nanpantan Ward will be made worse and this will impact negatively on existing provision and residents.</p> <p>To meet the needs of the development on-site provision is required (Equipment, layout and design to be approved by CBC prior to commencement of development).</p> <p>A 30-metre minimum buffer between the equipped area and nearest dwelling is required.</p> <p>Alternatively, an off-site contribution of £28,620 could be sought to meet needs and mitigate the impact of development on existing facilities through new young people's provision within 1000 metres of the site.</p>
Outdoor Sports Facilities	2.60ha	0.19ha	<p>There is currently a shortfall of Outdoor Sports provision in Loughborough as evidenced by the Council's Playing Pitch Strategy (2019).</p> <p>This means that existing</p>

			<p>provision is unable to meet the additional needs/demand created by development proposals.</p> <p>It is recommended that an off-site contribution of £9,881 calculated using Sport England's Pitch Calculator, be sought to meet the needs of the new development. The contribution would be used to implement the recommendations of the Council's adopted Playing Pitch Strategy (PPS) 2018 e.g. improved provision at Nanpantan Sports Ground.</p>
Allotments	0.33ha	0.02ha	<p>There is currently a shortfall (-1.8ha) of Allotment provision in the Nanpantan Ward. This means that existing provision is unable to meet additional demand created by development proposals.</p> <p>If provision for Allotments is not made on-site the needs of the development will not be met, existing shortfalls within the Nanpantan Ward will made worse and this will impact negatively on existing provision and residents.</p> <p>To meet the needs of the development onsite provision is required or alternatively an off-site contribution of £3,388 for the provision of new plots or enhancement of</p>

			existing allotment provision within Loughborough.
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We are aware that local residents value the proposed development site as an area of open space. Whilst there is no formal public access to the site there is anecdotal evidence of its use (recreation/amenity) and importance to local residents. A local residents/community group have put forward proposals to have the land formally recognised as open space and protect it from development.

The Open Spaces Assessment Study (2017) identified significant shortfalls of open space provision in the Nanpantan Ward. As the site is not currently identified as public open space its loss would not automatically impact on the Council's assessment of local Open Space provision (provided that development can meet its own needs on site). If the development need/demand is not met on site, however, existing shortfalls will be made worse and there would be a negative impact on the capacity of existing provision to meet demand.

If the site (or part of the site) were to become publicly accessible open space this could help to mitigate some of the existing shortfalls in the locality. The outline development proposals (P/20/2199/2), however, indicate minimal on-site open space provision of recreational value. Provision is limited primarily to a landscape buffer to Burleigh Wood and SuD feature. This may help contribute to mitigating lost habitat/biodiversity and protection of existing habitats but will do little to meet the needs of the development in terms of open space, sport and recreation provision (CS15 Policy requirements) as defined by the Council's adopted Open Space Strategy.

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,

Matt Bradford  
Head of Cleansing and Open Spaces