

Earl Shilton SUE (21/01511/OUT and 23/00330/OUT): Response to HBBC Open Space comments

1. Introduction

The purpose of this note is to respond to comments made by HBBC in relation to the open space provision for Application B (21/01511/OUT) and Application A (23/00330/OUT) and to clarify the level of provision proposed.

2. Quantum of Open Space and Core Strategy Requirements (Excluding Outdoor Sports)

The requirements as set out in the HBBC comments are provided in columns 1 – 4 below. The final two columns set out the provision as proposed by the Applicants, the detail of which is set out on the accompanying plan.

	HBBC provision CS Policy 19 sqm per dwelling (assumed pop 2.4 per dwelling)	Number of dwellings	Sqm to be provided (as set out by HBBC)	Proposed Provision sqm (Applications A and B)	Meets or exceeds requirement
Equipped Children's Play Space	3.6	1,500	5,400	5,400	√
Casual/Informal Play Spaces	16.8	1,500	25,200	26,418	√
Accessible Natural Green Space	40	1,500	60,000	112,280 (84,645 if SuDS features completely discounted)	√
TOTAL			90,600	144,098 (116,463 (if SuDS areas completely discounted))	√

The proposed open space exceeds the requirements of Policy 19 by some 20%-50% depending on whether the contribution from SuDS is included in the calculation. However, SuDS, in particular well designed predominantly dry features that have footpaths around them can still make a valuable contribution adding interest and amenity value, in particular to natural greenspace provision. This being the typology identified by HBBC as being in shortest supply in the Earl Shilton Area.

The above calculation is considered robust in that it assumes the full 1,500 homes is delivered at reserved matters and therefore the maximum amount of open space, it excludes other areas of retained green infrastructure on site that whilst not accessible and usable for recreation, have a significant role to play in terms of biodiversity and green/wildlife corridors, and it excludes the School site.

3. Equipped Play

The HBBC comments set out the requirement for 5,400 sqm of equipped play. This level of provision is met on the attached plan and is shown as being made up of the following:

- 7 Local Areas for Play (LAPs)
- 4 Local Equipped Areas for Play (LEAPs) (1 of which is located adjacent to the northern NEAP)
- 3 Neighbourhood Equipped Areas for Play (NEAPs) (2 of which are co-located to provide wider play opportunity on the former Girlguiding site where also accessible from existing residential areas).

The proposed provision has regard to the distance that dwellings need to be from equipped play areas as set out in Core Strategy Policy 19. It has also had regard to the Core Strategy Policy 19 recommended distances that households should be from open space (300m from informal amenity space, 400m from local green space and 600m from parks and larger green spaces). The provision has taken into account site specific constraints and opportunities to provide multifunctional connected spaces. Provision is in addition to the existing LEAP at Weaver's Springs and the LEAP and LAP proposed as part of the Persimmon scheme south of Thurlaston Lane.

The AAP made no reference to a requirement for LAPs, but these form part of Fields in Trust Guidance and are considered to be appropriate on the site to provide a full range of play opportunities.

4. Outdoor Sports Provision

The proposed strategy is to provide developer funding to significantly improve the capacity and quality of existing sports provision at Weaver's Springs rather than provide more pitches. This will include the re-configuration of the existing pitches to increase capacity, number of pitches for a range of users, along with the provision of new changing rooms/pavilion, parking and access. This is appropriate given the location of the existing pitches within the AAP boundary and the identified local priority to improve existing facilities.

An indicative layout has been worked up for Weaver's Springs to show how the pitches could be re-configured. This has been agreed with Sport England as being appropriate. The proposals are to be costed for inclusion as a financial contribution within the S106 agreement to enable Earl Shilton Town Council to decide on the final layout. Any dual use facilities provided as part of the new Primary School would be in addition to the Weaver's Springs provision.

The Council's Playing Pitch Strategy Assessment Report (2019) indicates that there is spare capacity in terms of sports pitch provision within Earl Shilton, but that the quality of the sports pitches is poor. The same evidence base also highlights the shortage of accessible natural and semi-natural green space in the town. This confirms that the overall SUE strategy of improving existing pitches and creating more semi-natural green space strikes the right balance when existing local deficiencies are considered and also enables the SUE to meet the objectives relating to the number of new homes to be provided.

5. Central Green Space

The HBBC comments state that the illustrative masterplan does not show a large central open space, as referred to at para. 5.5 of the AAP. This was for informal and formal recreation, and was shown on AAP Figure 3 Development Framework.

However, it should be noted that Policy 6 of the AAP states that deviation from the Development Framework will be permitted where proposals do not prejudice the overall requirements of the AAP and Local Plan, taken as a whole. AAP Para. 5.8 acknowledges a degree of change may be required over time to reflect the detailed design and assessment required for the preparation of a planning application.

The submitted application therefore aims to ensure the overall requirements are met and that any modifications are evidenced and justified, as follows:

- A central open space is still proposed to the west of the Local Centre. This extends to about 1.1ha of accessible natural and play space and is a significant multifunctional area (roughly equivalent to 2 sports pitches). This is of similar use, scale and in the same location as that envisaged in the AAP.
- Section 2 above demonstrates that semi natural and equipped place space exceeds policy requirements by 20%-50%. The location of this space closely aligns with the broad distribution set out in the AAP Development Framework, for example by enhancing the Earl Shilton Brook Corridor.
- The AAP Development Framework is out of date regarding the provision of formal sports provision for the SUE. This is now focussed on improving the quality and capacity of Weavers Springs rather than creating new playing fields. This approach aligns with the more up to date Playing Pitch (2016) evidence base and has been agreed with Sport England.
- The Primary School and associated pitches are still proposed in a central location but have been relocated to land immediately north of the site envisaged in the AAP. This location adheres to the AAP overall but also helps facilitate early delivery of the School and equitable land contributions from members of the development consortium.

The proposed approach to open space and sports provision therefore adheres to the AAP and Local Plan overall and provides a more appropriate solution when updated evidence and needs are considered.

6. Conclusion

This note and accompanying plan clarify the proposed level of open space provision and the breakdown by open space typology. This demonstrates that the AAP and Core Strategy policy requirements are met on site and with regard to accessible natural greenspace, the requirement is exceeded by between 20% and 50% subject to whether dry SuDS ponds are included.

The overall AAP requirements are met, and where there is some deviation from the AAP, there is clear justification and evidence for this as set out in this note.

Issued by

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Approved by

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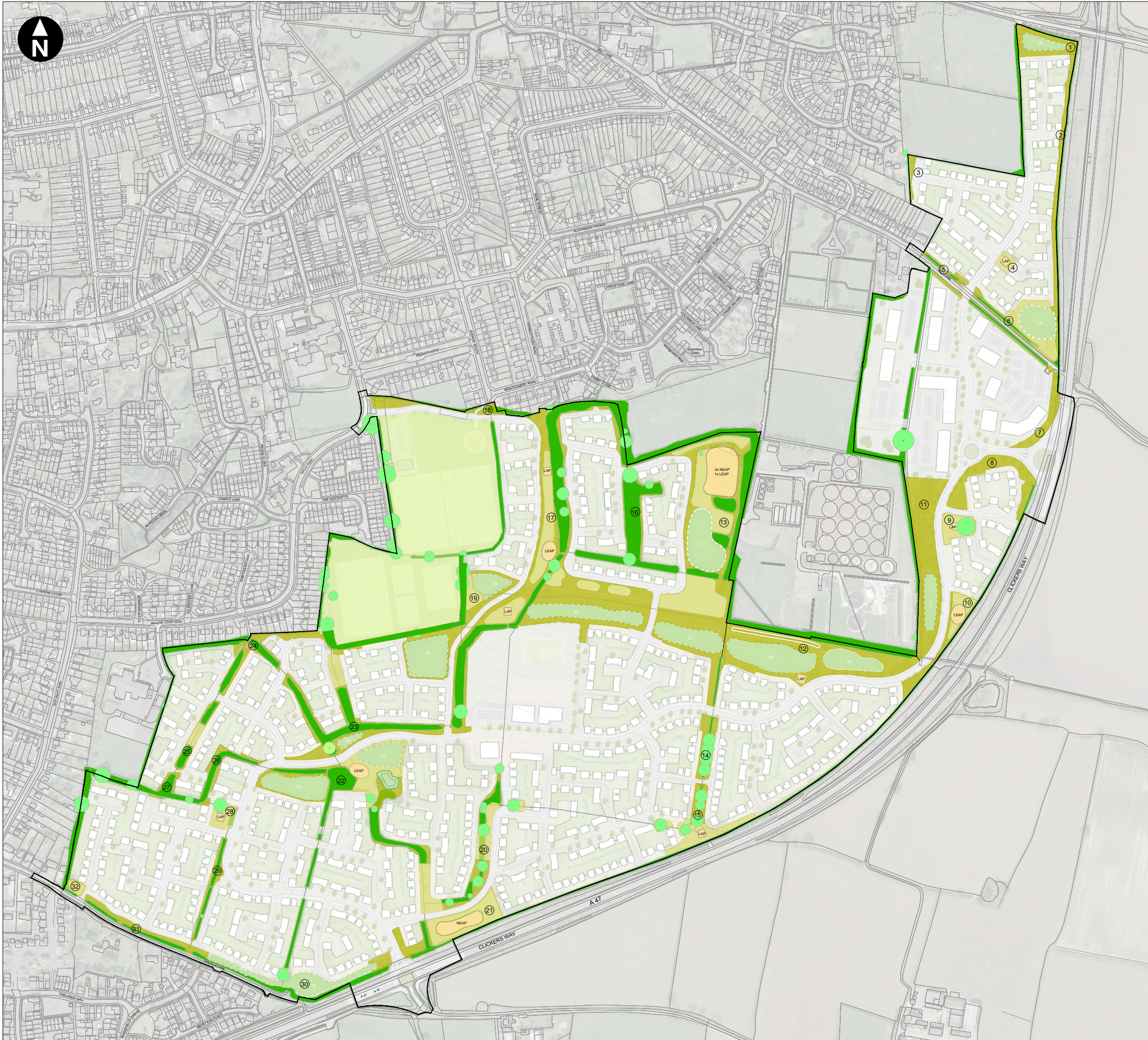
Management systems

This document has been produced in full compliance with our management systems, which have been certified to ISO 9001, ISO 14001 and ISO 45001 by Lloyd's Register.

Document revisions

No.	Details	Date
	Client Draft	04/07/23
	Final version for Application B (21/01511/OUT)	23/8/23
	Final version for Application B (21/01511/OUT) and Application A (23/00330/OUT)	04/10/23

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Key

Site Boundary

Accessible Natural Green Space

Casual Informal Play Space

Equipped Children's Play Space

Sustainable Urban Drainage (SuDS) areas

Approximate location of ecology ditch

Breakdown by numbered area:

	Accessible Natural Greenspace	Casual Informal Play Space	Equipped Childrens Play Space	SuDS Areas
Area	m2	m2	m2	m2
1	1,146			858
2	1,745			
3	321			
4		340	100	
5	677			
6	1,897	1,509		1,791
7	1,275			
8	2,800			
9		1,189	100	
10	1,165	682	400	
11	6,215			1,109
12	6,618		100	5,260
13	10,498	6,180	2,500	5,092
14	1,524			
15	894	1,936	100	
16	3,020			
17	17,374	4,275	600	2,530
18	1,405			
19	3,382	628		1,109
20	3,846	2,244		
21	1,013	2,236	1,000	
22	2,159	1,946	400	3,957
23	6,544	1,671		3,399
24	2,666			
25	785	329		
26	1,517			
27	666			
28		903	100	
29	1,210			
30	444			2,530
31	1,757			
32		350		
Total m2	84,645	26,418	5,400	27,635
Total Ha	8.46	2.64	0.54	2.76

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Scale 1:5,000 @ A3

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Earl Shilton

Proposed Public Open Space and Play Space

October 2023

