



**West of Loughborough SUE  
Children & Young Peoples Strategy**

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**FPCR Environment and Design Ltd**

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## 1 INTRODUCTION

- 1.1 This Children & Young Peoples Strategy (CYPS) has been prepared by FPCR Environment and Design Limited (FPCR) on behalf of Persimmon Homes Ltd. The purpose of the CYPS is to set out the framework for the delivery of recreational facilities proposed for the West of Loughborough Sustainable Urban Extension (SUE) in accordance with the Condition 11 of outline planning permission (CBC ref P/14/1833/2).

### Background

- 1.2 In February 2015 Persimmon Homes submitted an outline planning application to Charnwood Borough Council (CBC) for mixed use development of up to 3,200 dwellings, community facilities, public open space and employment uses at land West of Loughborough (CBC ref P/14/1833/2). Planning permission was granted by CBC in September 2015.

### Requirements of Condition

- 1.3 Condition 11 requires the submission and approval of a 'Children and Young Persons Strategy' prior to commencement of development:

*11. In conjunction with the first Reserved Matters application a Children and Young Persons Strategy shall be submitted to and no development shall be commenced unless this has been approved in writing by the Local Planning Authority. The submitted Strategy shall include the following details:*

- The location, phasing, timing and distribution of Play and Young Peoples Facilities throughout the Development and the range of activities that these facilities will support;*
- the qualities of the proposed homezones and other opportunities that will provide and encourage informal play;*
- access to facilities & service - covering both indoor and outdoor provision (including access by foot, bicycle and public transport);*
- the role of the Community Development worker in relation to engaging young people, where possible, in the ongoing design process;*
- the role of Management Organisations in relation to the provision for Children and Young people with relevant safeguarding policy;*
- the aspects of the layout of the Development that will enable children and young people to travel independently and safely around it; and*
- compliance with other Council strategies relevant to children and young persons.*

*Reserved Matters applications shall be submitted in accordance with this approved Children and Young Persons Strategy and the development shall not be carried out or occupied other than in accordance with the approved details.*

*REASON: To ensure a satisfactory and comprehensive form of development, which meets the needs of Children and Young People.*

**Structure of the Document**

1.4 This document addresses all the matters raised in Condition 11 of the outline planning permission (CBC ref P/14/1833/2). The document comprises six sections:

- Section 1.0 – Introduction
- Section 2.0 – Guidance & Strategies
- Section 3.0 – Strategic Context
- Section 4.0 – Provision of Facilities
- Section 5.0 – Other opportunities: Homezones & Informal Play
- Section 6.0 – Access to Facilities
- Section 7.0 – Safety
- Section 8.0 – Community Involvement & Future Management

## 2 GUIDANCE & STRATEGIES

### National Planning Policy

#### National Planning Policy Framework (NPPF)

- 2.1 There is a wealth of documents which provide a rich source of best practice design guidance for new development. The National Planning Policy Framework (NPPF) sets out planning policies for England and is a key part of the government's reform of the planning system, which seeks to make planning more accessible. It provides a framework of economic, environmental and social planning policies, setting out what sustainable development means in practice and how the planning system can contribute to its achievement.
- 2.2 The National Planning Policy Framework (NPPF) revised 19th June 2019, and the supporting Planning Practice Guidance (PPG) set out design guidance for new development and these design principles have been embraced as part of the design strategy.
- 2.3 The NPPF sets a 'presumption in favour of sustainable development' and includes general policy guidance on Green Infrastructure, landscape character and good quality design.
- 2.4 The National Planning Policy Framework states that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of communities.
- 2.5 The National Design Guide forms part of the Government's suite of design guidance and should be read alongside national planning policy, practice guidance and objectives for good design as set out in the National Planning Policy Framework. The National Design Guide outlines the Government's priorities for well-designed places in the form of ten characteristics. The ten characteristics provide an overarching framework which contributes towards themes for good design set out in the National Planning Policy Framework.

### Local Planning Policy

#### Charnwood Local Plan 2011 to 2028

#### Core Strategy (Adopted 9<sup>th</sup> November 2015)

- 2.6 The Core Strategy sets a vision for the delivery of strategic development within Charnwood, including the sustainable urban extension to the west of Loughborough. to 2011. The following policies are of relevance:

#### **Strategic Green infrastructure**

- 2.7 With regards to Urban Fringe Areas para 7.29 states:

*Para 7.29: Our Green Infrastructure Strategy also identifies the fringe around urban areas as particularly important to the wider network of green infrastructure.(iii) These are the network of existing green spaces on the edge of towns and villages that can connect communities to each other and the countryside. They also provide an opportunity to connect the existing community with people who will live and work in our new strategic developments.*

- 2.8 The following extract from Policy CS12 relates to provision of facilities for children and young people:

*Policy CS12 Green Infrastructure*

*We will protect and enhance our Urban Fringe Green Infrastructure Enhancement Areas by:*

- *enhancing our network of green infrastructure assets through strategic developments in accordance with Policies CS19, CS20, CS21, CS22 and CS23;*
- *addressing the identified needs in open space provision;*

**Open Spaces, Sport and Recreation**

*Para 7.44: Access to high quality open spaces and opportunities for sport and recreation contributes to the health, well-being and cohesion of our communities as well as civic pride. As our population increases, the pressure on current provision will mount, and there will be a need to provide significant areas of open space and long term management arrangements.*

**Policy CS 15**

*Open Spaces, Sports and Recreation*

*We will work with our partners to meet the strategic open space needs of our community by 2028. We will do this by:*

- *requiring new developments to meet the standards set out in our Open Spaces Strategy, having regard to local provision and viability;*
- *requiring masterplans for our sustainable urban extensions that deliver quality open spaces;*
- *retaining open space, sport and recreation facilities unless they are clearly surplus to requirements or replacement provision of at least equal quantity and quality will be made in a suitable location;*
- *responding positively to development which contributes to open space, sport and recreation provision, including Local Green Space, identified through a Neighbourhood Plan or similar robust, community led strategy; and*
- *securing long-term management and investment plans for existing, and new facilities.*

**West of Loughborough Sustainable Urban Extension**

*Para 10.33: We want to see the sustainable urban extension provide good access to open spaces, sports and recreational facilities to benefit both new and existing residents in accordance with Policy CS15.*

*Para 10.34: The sustainable urban extension will provide appropriate public access to Garendon Registered Park and Garden. This will provide a formal park, including recreation and leisure space in keeping with the character of the historic park.*



**Policy CS 22****West of Loughborough Sustainable Urban Extension**

2.9 The following extract from Policy CS22 relates to provision of facilities for children and young people:

- *provide an accessible, comprehensive and high quality network of multi-functional green spaces in accordance with our open space standards in accordance with CS15 and CS12. The package of green space should include:*
  - *parks totalling around 1.5 hectares;*
  - *around 3.4 hectares of amenity green spaces;*
  - *around 14 sites providing facilities for children;*
  - *around 14 sites providing facilities for young people;*
  - *around 22.8 hectares of outdoor sports provision including around 9 hectares of playing pitches and around 4 tennis courts;*
  - *around 3 indoor courts; and*
  - *around 2.5 hectares of allotments.*

**Supplementary Planning Documents**

2.10 Supplementary Planning Documents are used to provide further detail to policies and proposals contained in a Development Plan Document (DPD). They are not statutory documents like the Development Plan Documents but they are an important consideration in determining planning applications.

**Design Supplementary Planning Document - Charnwood Borough Council**

2.11 Charnwood Borough Council have prepared Supplementary Planning Documents (SPD) to expand upon existing local plan policies. The Design SPD is considered to be of relevance to the sustainable urban extension. It aims to promote a high design standards for development within Charnwood. Design guidance is structured around a series of key principles:

- *Respecting and enhancing the local character*
- *Providing attractive public and private spaces*
- *Well connected and legible streets and spaces*
- *Creating multi-functional, safe and inclusive places*
- *Adapting to climate change*
- *Protecting the amenity of existing and future occupiers*

**Other Strategy Documents**

2.12 The following Strategies and Guidance are also of relevance.

**Charnwood Open Spaces Strategy 2018 – 2036**

2.13 Charnwood's Open Spaces Strategy is designed to bring together a strategic framework for the management and improvement of open spaces and to deliver good practice in all aspects of provision.

2.14 The categories or 'typologies' used within Charnwood's Open Spaces Strategy is consistent with Charnwood's Open Spaces Assessment Study (2017). Relevant extracts are provided below:

***Parks and gardens.***

*These range from major parks to small memorial gardens – often used for informal recreation and community events. These may include paths, benches, footpaths, tree and shrub planting, formal gardens, close mown grass for ball games / picnics etc, play areas, facilities for young people, and toilets.*

***Amenity green space***

*Most commonly found in housing areas. Includes informal recreation green spaces. Used for informal activities close to home or work, children's casual play, enhancement of the appearance of residential areas.*

***Provision for children and young people***

*Areas designed primarily for play and social interaction involving children below age 12, specifically designed as equipped play facilities*

*Areas designed primarily for play and social interaction involving young people aged 12 and above, specifically designed for use by young people (e.g. youth shelters, skateboard parks etc).*

***Outdoor sports facilities***

*Natural or artificial surfaces either publicly or privately owned, used for formal sport and recreation. Includes school playing fields, outdoor sports pitches, tennis courts, bowling greens, golf courses etc.*

2.15 Charnwood’s Open Spaces Strategy provides a set of local standards for providing open space in the Borough.

**Table 1: Charnwood’s Open Spaces Strategy**

Typology	Quantity Standard (Hectares per 1000 population)	Accessibility Standard	Quality Standard – Key features of a Site
Parks and gardens	0.32 Recognising that Parks also function as Amenity Green Space, a combined standard for these typologies of open Space is adopted.	15 min walk time (1200m) – in the Towns and Service Centres	Adoption standard: A regularly mowed smooth surfaced grassland space with tree and shrub planting suitable for a variety of informal outdoor recreation activities. Including features such as public gardens, footpaths, play areas, young peoples facilities, seating and litter bins. Prepared in accordance with an agreed plan.  Clean and litter free, appropriate planting and well kept grass. It is desirable to include toilets, seating, footpaths, nature features, litter bins and safety features. They should have a clear entrance, boundaries and lighting.
Amenity Green Space		5 min walk time (400m)	Adoption standard: A regularly mowed smooth surfaced grassland space. Including features such as tree and shrub planting and footpaths. Prepared in accordance with an agreed plan. Clean and litter free, regularly maintained and with well kept grass and appropriate planting. Where possible, sites should also contain litter bins, dog bins and seating and be safe and secure.
Provision for Children & Young People	0.25	400m for LEAPs 1000m for NEAPs 1000m for teenage facilities	Prepared in accordance with an agreed plan.  Facilities should be appropriate and designed through consultation with children and young people. They should be clean and litter free, well maintained and should also contain seats, litter bins and be dog free (where appropriate). The site should be appropriately located and meet minimum LEAP/NEAP criteria set out in the FiT standards.
Outdoor Sports Facilities	To be calculated using the Sport England Pitch Calculator	10 minute drive time for formal provision, recognising that for some sports i.e. hockey and athletics the drive time will be greater.  20 minute drive time for Artificial Grass Pitches (AGP).  10 minute walk (800m) to informal outdoor sports provision i.e. grassed kick about areas.	Adoption standard: A high quality sports facility that is fit for purpose and prepared to the standards required by the National Governing Body (NGB) of sport e.g. Football Association, England Cricket Board (ECB) and/or Sport England. Pavilion/changing and parking facilities to meet Sport England standards. Sports fields to be provided to a specification agreed by the Sports Turf Research Institute or equivalent organisation.  Facilities should be clean and litter free with well kept grass and safe playing surfaces with the pitch appropriately maintained. It is desirable to provide parking, seating facilities, changing facilities and toilets and be dog free.

- 2.16 With regards to Strategic Urban Extensions (SUE's) Charnwood's Open Spaces Strategy states:
- Over the Strategy period SUEs will provide significant new open space and community facilities, including, large areas of natural and semi-natural open space, new outdoor sports facilities, play provision and allotments.*
- The relationship between SUEs and the remaining settlements in the Borough is clearly interlinked. Not only will SUEs help bridge some of the existing gaps identified in existing settlements, but new more strategic proposals may come forward as part of the detailed design process that will offer significant broader benefits to a wider community outside of SUE areas.*
- Delivery mechanisms for the SUEs will ensure that the quality of provision takes into account adopted Open Space standards, Policy Statements and other key corporate factors.*

- 2.17 Charnwood's Open Spaces Strategy provides Policy Statements for for each of the open space typologies. The visions statements for each typology are as follows:

**Parks and Gardens**

*A Borough where an ample provision of high quality parks and gardens ranging from pocket parks to town parks meets the needs of local communities and enhances the quality of life for all. These green spaces provide an excellent range of opportunities for spiritual reflection, informal leisure, active recreation and play. Local communities are encouraged to become involved in managing their local parks and the Borough Council recognises the importance and value they hold for residents and visitors alike.*

**Amenity Green Space**

*A Borough where well-managed amenity green spaces contributes to the quality of life of local neighbourhoods These sites are managed and developed to take opportunities to provide more interesting and stimulating green spaces whilst maintaining amenity open space for its primary purposes of providing recreational space and visual enhancement of neighbourhoods.*

**Provision for children and young people**

*A Borough where all children and young people have access to a range of high-quality, safe and well-managed play opportunities and where provision is stimulating and challenging to meet their needs in terms of high play value,*

**Outdoor Sports Facilities**

*A Borough where there is an adequate supply of good quality facilities to accommodate a range of sports and physical activities in order to meet current and future levels of demand and to provide enhanced opportunities so as to increase the number of people participating in sport and physical activity With regards to Public Engagement and Communication Charnwood's Open Spaces Strategy states.*

- 2.18 With regards to Public Engagement and Communication Charnwood's Open Spaces Strategy states:

*Public engagement in open spaces is essential to reap the greatest benefits available to the wider community. The clear benefits have been identified in the development of this Open Spaces Strategy, ranging from health through social cohesion to biodiversity...*

*It is recognised that new developments are key to the delivery of additional public open space. Clearly the planning system will have an important role to play in managing community engagement either through the preparation of the local plan, community led neighbourhood plans or through the determination of planning applications.*

*Community engagement will range from specific sectors of the community being directly engaged in the design of open space e.g. children's and young peoples play,*

### **Charnwood Corporate Plan 2016 – 2020**

- 2.19 The Borough Council's Corporate Plan sets out the Council's priorities and objectives, which make clear reference to the need for quality open spaces, whilst recognising the need to lead and work with partners. Particularly relevant to recreational facilities is the ambition of protecting our natural resources to provide a Borough which is clean and tidy and has a variety of green, open spaces for the benefit of all our residents.

#### *Creating a Strong and Lasting Economy*

- *Take action to protect the environment for future generations and ensure a clean Borough for all to enjoy*

#### *Every Resident Matters*

- *Encourage healthy lifestyles for all our residents through physical activity programmes and the provision of sports facilities and green spaces*

### **Planning and Design for Outdoor Sport and Play**

#### **Fields in Trust, formerly the National Playing Fields Association**

- 2.20 'Planning and Design for Outdoor Sport and Play' is a one-stop shop for those involved in providing facilities for outdoor sport and play, directed at both formal and informal use by all sections of the community.'
- 2.21 Fields in Trust has developed Benchmark Standards for outdoor playing space for children and young people, including the quantity, quality and accessibility of children's playing space. General design principles are also provided for particular categories of play facilities. The purpose of the guidance is to complement moves to ensure that the provision of outdoor playing space is appropriate to local needs.
- 2.22 Regarding designing for outdoor sport and play in new settlements para 5.3.1 states:
- A master plan is a plan for a large area, such as a town centre or large-scale new residential development. It sets out the development framework for infrastructure, buildings and the public realm and presents how the plotted area might look in the future. The master plan is developed*

*within the local, regional and national policy context. It provides a long-term vision of future development within the context of agreed planning and design objectives.*

*The master plan will be equally as concerned with the quantity, quality and accessibility of spaces and facilities for outdoor, sport, play and recreation – both formal and informal – as it will be with other aspects of development. The master plan itself is a flexible document that develops over time.*

### **Active Design Sport England**

2.23 Active Design is a set of design guidelines produced by Sport England to promote opportunities for sport and physical activity in the design and layout of development. The guidance promotes sport and activity through the three key Active Design principles of improving accessibility, enhancing amenity and increasing awareness.

- *Improving accessibility: providing easy, safe and convenient access to a choice of opportunities for participating in sport, play and physical activity and active travel for the whole community*
- *Enhancing amenity: promoting environmental quality in the design and layout of new sports, play and recreational facilities, their links and relationships to other buildings and the wider public realm*
- *Increasing awareness: raising the prominence and legibility of sports and recreation facilities and opportunities for physical activity through the design and layout of development.*

### **Manual for Streets 2**

2.24 Manual for Streets 2 provides guidance on the planning, design and provision of new residential streets, and modifications to existing ones. It aims to improve the quality of life through good design which creates more people-orientated streets. Streets are to be created as high quality places for all people, regardless of age or ability. There is a clear hierarchy of users – pedestrians first, then cyclists, public transport and finally motor vehicles.

2.25 A clear distinction is drawn between streets and roads. Roads are essential highways whose main function is to accommodate the movement of traffic. On the other hand, streets are part of the public realm with a place function quite different to roads. Creating a sense of place is fundamental to the achievement of a richer environment and more fulfilling public spaces.

2.26 The design of streets will have a significant impact on people's ability to walk or cycle along all-purpose streets rather than having to use paths that are segregated. There is significant opportunity for creating a more active, healthier and more stimulating street environment, particularly for children and young people.

### **Secured by Design**

#### **Homes 2019**

2.27 Secured by Design is a police initiative to guide and encourage those engaged within the specification, design and build of new homes to adopt crime prevention measures. The advice

has been proven to reduce the opportunity for crime and the fear of crime, creating safer, more secure and sustainable environments. The following guidance is provided regarding communal areas and play space:

*Communal areas and play space*

*Communal areas, such as playgrounds, toddler play areas, seating facilities have the potential to generate crime, the fear of crime and anti-social behaviour. These may often be referred to as:*

- *Local Areas of Play (LAP) – primarily for the under 6 year olds; •*
- *Local Equipped Area for Play (LEAP) – primarily for children who are starting to play independently;*
- *Neighbourhood Equipped Area of Play (NEAP) – primarily for older children;*
- *Multi-Use Games Areas (MUGA) – primarily for older children.*

*They should be designed to allow natural surveillance from nearby dwellings with safe and accessible routes for users to come and go. Boundaries between public and private space should be clearly defined and open spaces must have features which prevent unauthorised vehicular access. Communal spaces as described above should not immediately abut residential buildings.*

*The provision of inclusively designed public open amenity space, as an integral part of residential developments, should make a valuable contribution towards the quality of the development and the character of the neighbourhood. In order to do this it must be carefully located to suit its intended purpose – mere residual space unwanted by the developer is very unlikely to be acceptable.*

*The open space must be inclusively designed with due regard for wayfinding and natural surveillance, and;*

*Adequate mechanisms and resources must be put in place to ensure its satisfactory future management and maintenance, and;*

*Care should be taken to ensure that a lone dwelling will not be adversely affected by the location of the amenity space, and*

*It should be noted that positioning amenity/play space to the rear of dwellings can increase the potential for crime and complaints arising from increased noise and nuisance.*

*Consideration should be given to the provision of informal association spaces for members of the community, particularly young people. These must be subject to surveillance but sited so that local residents will not suffer from possible noise pollution. In addition, they should be sited in such a way that those using adjacent foot and cycle paths will not be subject to harassment or otherwise be put in fear.*

### 3 STRATEGIC CONTEXT

- 3.1 Recreational facilities proposed for the SUE has been informed by the design strategies set out by the approved Parameters Plans, Design and Access Statement (DAS), Green Infrastructure and Biodiversity Management Plan (GIBMP) and the Recreation Strategy for West of Loughborough SUE (CBC ref P/14/1833/2).

#### **Design & Access Statement**

- 3.2 The DAS provides specific criteria to guide future detailed planning applications. It sets out planning policies and design principles for the development in accordance CBC's Core Strategy. The design strategy and guidance contained within the DAS is fundamental to achieving a high quality development with a strong identity and a 'sense of place'.

#### **Parameters Plans**

- 3.3 The approved SUE is defined by a series of parameters plans. The following plans establish the disposition of land uses and facilities, density and building heights, access and green infrastructure.
- Land Use - establishes the disposition of land uses including the sports playing fields and other areas of strategic open space.
  - Access - establishes a cohesive network of footpaths, cycleways, and bridleways which provide a choice of routes throughout the site and ensuring connectivity with recreational facilities and the surrounding area.
  - Green Infrastructure (GI) - establishes a multi-functional, cohesive framework, centred upon the existing framework of woodlands, trees, hedgerows, water features, flood zones and rights of way. The GI has been specifically designed in response to the varied character of the site and its surroundings, including for example Garendon Park, Black Brook, Oxley Gutter, Hathern Hill and Bellevue Hill. Retained features will be supplemented with new woodland planting, avenue trees, formal open space, playing fields, allotments, other recreational and visitor facilities.

#### **Green Infrastructure and Biodiversity Management Plan (GIBMP)**

- 3.4 The Green Infrastructure Biodiversity Management Plan (GIBMP) divides the site into a number of distinct character areas. Specific biodiversity, landscape and heritage objectives and management principles for each of these GI character areas are provided within the GIBMP and emerging site wide Green Infrastructure strategy.

#### **Recreational Strategy**

- 3.5 The Recreation Strategy indicated how a variety of recreational facilities would be provided around the development area utilising the sites topography, natural environment, local character and responding to a mix of activities in a range of locations.



## 4 PROVISION OF FACILITIES

- 4.1 The location, phasing, timing and distribution of childrens and young peoples facilities throughout the development along with the range of activities that these facilities will support is outlined below.

### Where the facilities will be located

- 4.2 A variety of formal and informal open space and recreational opportunities for will be available for both the new residents of the SUE and the existing community.
- 4.3 These include existing features such as woodlands, watercourses, Garendon Park, walking and cycling routes and Gorse Covert Open Space. Such features will be supplemented within an enhanced Green Infrastructure framework including proposed semi-natural green space, amenity greenspace, parks, sports fields, off-road cycling and other facilities for children and young people.

The proposed facilities are well distributed across the site taking account of Charnwood's Open Spaces Strategy's local standards and the Field in Trust guidelines. Categories of open space and the locations of recreational facilities and existing features are shown on Figure 1: Site Wide Green Infrastructure Strategy (FPCR drawing Ref: 1005-L-215) and Figure 5: Recreational Facilities March 2015.

- 4.4 Formal recreational facilities will be provided as follows:

- Ref No. 1: Hathern Hill Park
- Ref No. 2: Red Arch Park
- Ref No. 3: Bellevue Trim Trail
- Ref No. 4: Garendon Common / Community Hub
- Ref No. 5: Play by Oxley Gutter
- Ref No. 6: Garendon Green Adventure Park

- 4.5 See Figure 1 for Reference No.s.

- 4.6 In addition to the existing childrens play area at Gorse Covert Open Space, Stewart Drive will be enhanced and an off-road cycling facility is proposed to the south of Pear Tree Lane.

### What facilities are proposed

- 4.7 Recreational facilities will be set within amenity open space and subject to future detailed design to be agreed with CBC. The Recreation Strategy provides specific criteria for each recreational facility as follows:

Ref No. 1: Hathern Hill Park

4.8 Hathern Hill Park will provide approximately 3.2Ha of open space, and provide a range of facilities for children and young people. The play facility will be designed in accordance with the Fields in Trust guidance relating to Local Equipped Area for Play (LEAP) and Neighbourhood Equipped Area for Play (NEAP).

- Community park providing formal open space & recreational facilities.
- Multi-use area catering for a wide range of user groups and ages including teenagers.
- A focus on active challenging recreational uses such as cycling, competing, jumping, running etc.
- A mixture of both team and individual activities.
- Opportunity to utilise the existing hillside topography.
- Facilities could include a parkour facility providing Innovative outdoor play opportunities. Safe environment within which to practice new challenges.
- A range of equipment could include walls and obstacles to encourage scaling, jumping and vaulting.
- Expansive views to the south – social areas to sit and also enjoy impressive views. Well linked into the existing and proposed footpath/ cycleway network.

Ref No. 2: Red Arch Park

4.9 Red Arch Park will provide will provide approximately 1.5Ha of open space, and provide a range of facilities for children and young people. The play facility will be designed in accordance with the Fields in Trust guidance relating to Local Equipped Area for Play (LEAP) and Neighbourhood Equipped Area for Play (NEAP).

- Recreational facility – Children's equipped play area.
- Multi-use area catering for a wide range of user groups and ages including juniors and toddlers.
- Play area will be accessible and inclusive for children with a range of abilities, including children with impairments.
- Well linked into the existing and proposed footpath / cycleway network – which includes a national cycle route between Shepshed and Loughborough.
- Visitors could potentially utilise Garendon Park visitor facilities proposed nearby such as the car park.
- The play area is located adjacent to Garendon Park. Themes for the play area should be informed by its historic parkland setting.

Ref No. 3: Bellevue Trim Trail

- 4.10 Bellevue Trim Trail will be set within approximately 0.25Ha of amenity open space, and contain a range of equipment to challenge the ability and fitness goals of a wide range of children and young people.
- Linear trail along the Bellevue Hill ridgeline.
  - Equipment designed for a wide range of users and levels of physical abilities. Develop children's skills such as balancing, coordination and enhancing physical skills.
  - Encourage activity whilst improving social skills.
  - Equipment should be appropriate to its location along ridgeline and proposed woodland.

Ref No. 4: Garendon Common / Community Hub

- 4.11 Garendon Common / Community Hub will create a key destination for play, sports and outdoor recreation within the heart of the West of Loughborough development which will be attractive for everyone to use and enjoy. The range of complimentary facilities and associated open space will be designed to maximise recreational opportunities to encourage social interaction along with promoting healthy active lifestyles and peoples wellbeing.
- 4.12 Good access from the rights of way network (both existing and proposed) main access roads and car park ensuring safe, ensuring safe, convenient and attractive routes into and around Garendon Common / Community hub.
- 4.13 Where feasible facilities will be designed to enable shared use by the community. For example the school located as part of the community hub area will share facilities with the formal sports provision which is provided for central sports club use. The school and community playing fields will provide an active focus adjacent to Garendon Common. There is also potential for the school to be designed and managed so that they could be used by the new community 'out of school hours', for social and leisure groups.
- 4.14 The main components to be provided shall include:
- A focal area of approximately 11Ha of open space, centrally located along the Black Brook.
  - A children's Local Equipped Area for Play (LEAP);
  - Youth Shelter;
  - Fitness Hub;
  - Outdoor Sports provision – 9Ha of grass playing fields and an all weather artificial grass pitch multi use games area; and
  - Indoor Sports provision 3 court sport hall.
- 4.15 Further details of the sports and recreational facilities to be provided within Garendon Common / Community Hub are provided below:

LEAP

- 4.16 A LEAP is proposed adjacent to the primary school, and would be will be focused within 0.2Ha of amenity open space. The children's equipped play area would cater for a wide range of user groups and ages including infants, juniors and toddlers. Themes for the play area should be informed by its setting along Garendon Common. The LEAP will be designed in accordance with the Fields in Trust guidance.

Youth Shelter

- 4.17 The Youth Shelter provides space for young people to gather, at a focal location on Garendon Common. An outdoor structure will be designed specifically to attract and withstand the attention of young people. It will also meet social needs, providing a sheltered place to sit and talk. The intention is to create an open structure enabling all round visibility and natural surveillance for the safety of users.
- 4.18 The Youth Shelter will be designed in accordance with Fields in Trust guidance as follows:

*Para 6.3.17: They represent an unstructured environment where young people can meet in relative safety, in the absence of adults and talk about whatever they choose without unwanted interruption from others, and without the possibility of causing unnecessary offence. They are places for sitting and talking.*

*Para 6.3.18: Ideally located with sports facilities such as a MUGA or other play and recreation provision such as a LEAP nearby, the shelter provides a covered place to sit and talk. A roof provides shelter from the weather; and the side may be open all round or partially screened. However, the need for shelter has to be balanced against the need for all round visibility, 'natural policing' and the safety of users.*

Garendon Common Fitness Hub

- 4.19 The proposed Fitness Hub facilities would be will be focused within 0.1Ha of amenity open space.
- Equipment designed for people of all ages, providing opportunities for various activities that help users to get or stay in shape. Located on the edge of Garendon Common - a focal area of open space providing a range of complimentary recreational facilities.
  - Focusing in one hub enables users to work on their endurance or their stamina while coming together to meet and socialise.
  - Well located by the rights of way network with the community hub nearby. Naturally flat location outside of the floodplain & attenuation areas.
  - Provides for a range of abilities so that people can work out at their own pace and level.

Outdoor Sports Provision:

- 4.20 The application proposes 9Ha of formal sports pitches in a single location, which is the preferred strategy agreed with Charnwood Borough Council (CBC). Following pre-application social infrastructure meetings with CBC it was proposed to provide a range of pitches within the formal sports area. The Illustrative Masterplan includes football (senior, junior and mini pitches) cricket and rugby. Both the submitted Design and Access Statement (DAS) and GI Biodiversity Management Plan acknowledged that the exact provision will need to be agreed following further consultation with CBC and Sport England.
- 4.21 It has also been agreed with CBC that the outdoor provision will include an all weather artificial grass pitch providing for upto 4 tennis courts. The multi use games area will be predominantly for sports use, catering for a range of games such as tennis, netball, football and hockey.
- 4.22 Guidance for the design, gradients, drainage, specification and construction, dimensions and layouts of sports pitches and MUGAs has been produced by Fields in Trust, Sport England and the Sports and Play Construction Association.

Indoor Sports Provision:

- 4.23 A sports and community hall is proposed within the Community Hub. The application proposes a 3 court sport hall in line with policy requirement as agreed with CBC. The Illustrative Masterplan allows space to potentially accommodate a 4 court hall, in the event that external funding to support a 4 court facility becomes available.
- 4.24 Guidance for the design, specification and construction, dimensions and layouts of sports halls has been produced by Fields in Trust, Sport England, the Sport and Play Construction Association, the Football Association and the Association of Play Industries.

Ref No. 5: Play by Oxley Gutter

- 4.25 A children's Local Equipped Area for Play (LEAP) will be located adjacent to Oxley Gutter, focused within 0.2Ha of amenity open space. The LEAP will be designed in accordance with the Fields in Trust guidance.
- Oxley Gutter could provide the theme for waterside meadows and water based play.
  - Area providing opportunities for children to explore and enjoy the natural environment.
  - Encourage children to develop a strong connection with the natural environment.
  - Educational benefits with opportunities to learn about nature. Interpretation board / signage could be linked to wildlife gardens and nature trails.
  - The play area will be informal in character with a range of 'natural' play features.

Ref No. 6: Garendon Green Adventure Park

4.26 Garendon Green Adventure Park will be set within 0.25Ha of amenity open space, and contain a range of equipment to challenge children and young people. The Adventure Park will be designed in accordance with the Fields in Trust guidance.

- Encourage children to engage in creative and physical play.
- Equipment could include rope bridges, scramble nets, swings, slides, zip wires and climbing frames.
- Equipment should be appropriate to its woodland setting at the edge of Garendon Park.
- Benches and picnic tables could further enhance the recreational use of the area.

Off-road cycling facility

An off-road cycling facility is proposed to the south of Pear Tree Lane.

- A bespoke off-road cycling facility, to be informed by specialist designer;
- Varied terrain and challenging routes to maximise user experience and biking skills;
- Connecting routes from Pear Tree Lane and also from the existing play area off-site.
- Access gates / restrictions to deter motorbikes and anti-social behaviour; and
- Local children and young people to be consulted on the design, for example through community liaison groups and youth forums.

**When the facilities will be provided**

4.27 Proposed residential development, supporting infrastructure, community facilities, and green infrastructure will be delivered in a co-ordinated manner. A series of phasing plans (FPCR drawing Ref: 7394-GI-PH-1-9) indicate the provision of green infrastructure and recreational facilities alongside each phase of development. The main facilities are anticipated to be provided within phases 1 – 6 as summarised in the table overpage.

**Table 2: West of Loughborough SUE – Phasing of Recreational Facilities**

West of Loughborough SUE	
Phase	Recreational Facility
1	<ul style="list-style-type: none"> <li>• Enhance the existing childrens play area at Gorse Covert Open Space, Stewart Drive</li> <li>• Off-road cycling facility south of Pear Tree Lane</li> <li>• Public access through Garendon Park</li> </ul>
2	<ul style="list-style-type: none"> <li>• Bellevue Trim Trail</li> </ul>
3	<ul style="list-style-type: none"> <li>• Play by Oxley Gutter</li> </ul>
4	<ul style="list-style-type: none"> <li>• Hathern Hill Park</li> <li>• Red Arch Park</li> <li>• Garendon Park Visitor Facility</li> </ul>
5	<ul style="list-style-type: none"> <li>• Garendon Common / Community Hub</li> <li>• Sports pitches</li> </ul>
6	<ul style="list-style-type: none"> <li>• Garendon Green Adventure Park</li> </ul>

## 5 OTHER OPPORTUNITIES: HOME ZONES & INFORMAL PLAY

### What is a Home Zone?

- 5.1 In addition to the proposed recreational facilities, Home Zones can also provide a safe environment, particularly for children and young people. Whilst it is recognised that a Home Zone is not a play area, it should allow safe opportunities for play within the built environment. However, Home Zones permit the encroachment of vehicles and are therefore not dedicated areas for children at play.
- 5.2 Home Zones are defined by Biddulph by Mike Biddulph in 'Home Zones, A Planning and Design Handbook', published by The Policy Press and the Joseph Rowntree Foundation in 2001.

*'A residential street in which the living environment clearly predominates over any provision for traffic. It is an environment where the design of spaces between homes provides space for motor vehicles, but where the wider needs of residents are fully accommodated. This is achieved by adopting approaches to street design, landscaping and highway engineering that control how vehicles move without restricting the number of vehicle movements.'*

*In a home zone people share what would formerly have been the carriageway and pavements, and, if it is well designed, vehicles can only travel at a maximum speed that is a little faster than walking pace (less than 10mph). This allows other things to be introduced into the street, including, for example, areas for children to play, larger gardens or planting such as street trees, cycle parking and facilities such as seats at which residents can meet.'*

*The home zone is an open environment in which people genuinely share the space... You might see evidence of children playing, including, for example, some toddlers' play equipment, although children will not need to be confined to a play area with a sign stating 'play here', as the environment should be safe enough for them to play anywhere'.*

### Design and Home Zones

- 5.3 There is no specific requirement for Home Zones to include either designated areas for play or the provision of equipment. Fields in Trust recommends that the provision of opportunities to play in Home Zones is complementary to, rather than a substitute for other play areas. Where recreational facilities are proposed within the recommended walking distances, children and young people should be directed to them in an appropriate manner. The directions could take the form of markings on the ground to avoid a proliferation of signs.
- 5.4 If the design of a Home Zone allows the opportunity to include for play, then Fields in Trust recommends that the following criteria should be included:
- Provision mainly for younger children in the reception and early primary school age range
  - Location in a position agreed following consultation with key stakeholders
  - Location where children at play can be seen clearly by cyclists and motorists and not hidden by planting, parked cars or other obstacles



- A site selected which is well drained with an appropriate surface beneath and around any fixed play equipment in accordance with current standards
- A site which includes an activity zone that permits incidental play around the equipment or features, the boundaries of which can be recognised by a change in the surface treatment (e.g. the type, colour or texture of material, or level), planting, street furniture or means of enclosure. The size and shape of the activity zone will be determined by the chosen play equipment or features and the character of the particular street
- A site which includes play equipment or features of a type that have been selected only after full consultation with the occupiers of the nearest properties.

### The Use of Homezones for Play

- 5.5 Within the West of Loughborough development there may be opportunities for Home Zones within some of the residential parcels, on residential streets and lanes.
- 5.6 Unstructured and spontaneous street play is creative and does not need particular pieces of play equipment. Children in Home Zones will tend to use the whole length and width of the space and will use any physical features in the street as part of their play. Children will also play extensively on bikes and other wheeled toys on the shared surface. However, Home Zones can be designed with specific provision for play. Further guidance on the provision of play features within Home Zones is provided below.
- 5.7 Mike Biddulph pursues this idea, stating that *'The whole environment should offer the potential for play and related activities that do not disturb the peace of other residents. Formal play equipment is not always necessary, but where it is introduced it should be chosen and located in consultation with residents'*.
- 5.8 As with the siting of all play features, special care is required to avoid a loss of privacy for the occupiers of the nearest houses. In practice, tall pieces of equipment are unlikely to be appropriate.
- 5.9 Ball games involving all but the youngest children are unlikely to be appropriate in Home Zones because of:
- Their potential to disturb other residents
  - The risk of damage to buildings and vehicles
  - The danger of children chasing after a ball and into the path of a moving vehicle.
- 5.10 Therefore, safe routes should be provided, and appropriately sign-posted, to enable children to get to places that are suitable for ball games (e.g. NEAPs) on foot or by bicycle.
- 5.11 Play provision in Home Zones should be designed not to become a focus for the group activities of older children and young people.
- 5.12 High quality public realm can provide benefits for children's play too. Creative designs for surfacing, for example, can help to identify areas that would be used predominantly for play, pedestrian movement or car parking.

5.13 Nottingham's 6Cs Design Guide also sets out principle on Home Zones as follows:

*3.44 'Home Zone' is the term used for a street where people and vehicles share the whole of the road space safely and equally.*

*3.45 Home Zones are based on a change in the way that people regard the street. Motorists should feel that they have left the normal highway and have entered an area where they can expect to find people who are using the whole of the street. Simply, Home Zones should make motorists feel they are guests in a pedestrian environment, and they should drive accordingly.*

*3.46 Home Zones may consist of shared surfaces, indirect traffic routes, areas of planting and features such as seating to encourage people to use the street. Entry gateways and signing will be needed to mark the limits of the area.*

5.14 With regards to location the 6Cs Design Guide states:

- *No areas Derbyshire, Leicestershire and Nottinghamshire are specifically excluded in principle. However, Home Zones are likely to be most appropriate in more urban areas that are well served by public transport and where car ownership may be lower than in more rural areas.*
- *Indications are that Home Zones may be less appropriate in housing-association and social-housing developments.*

5.15 The 6Cs Design Guide states that proposals to include Home Zone concepts should be discussed with the highways and planning authority at the earliest opportunity.

## 6 ACCESS TO FACILITIES

### Getting to and from the Recreational Facilities

People will have a range of convenient ways to travel throughout the proposed development. There are a number of important walking, cycling and public transport routes within the site which will enable safe access to the recreational facilities. Both the existing and proposed routes are shown on the Recreational Routes Phases 1-9 (FPCR drawing Ref: 7394-R1-9). The strategic network will provide the following routes:

#### Existing routes to be retained and enhanced:

- National Cycle Route (between Butthole Lane and Coe Avenue)
- Public Bridleway and Public Footpaths
- On-road Cycleways (along the A6 and A512)
- Off-road Cycleway (along the dismantled railway to the south of Garendon Park)

#### Proposed routes to extend the public rights of way network:

- Proposed Public Bridleways and Public Footpaths
- Proposed Footpath / Cycleways
- Proposed Off-road Cycleway
- Proposed Strategic Link Road (to include Footpath / Cycleway route)

- 6.1 In addition to the existing retained routes and the extended public rights of way network there will also be walking and cycling routes created through the built up residential development along the network of primary streets, secondary streets and lanes.
- 6.2 To encourage active travel principles it will be important to develop the interconnectivity of pedestrian and cycle paths to allow children and young people to make short journeys independently. As well as connecting to the key destinations such as a school or a play area, the proposed development should also consider short journeys within the immediate neighbourhood, that allow people to visit friends.
- 6.3 The Sustrans 2019 publication *Our Position on cycling and walking networks and routes* outlines the importance of high quality local routes:

*The key to successfully encouraging walking and cycling is to ensure that our roads, streets and public spaces are prioritised as places where people of all ages and all abilities can get around conveniently, confidently and safely without a car.*

*Neighbourhoods where people are prioritised with measures to reduce the volume and speed of motor vehicles should go hand in hand with walking and cycling routes that form an overall network connecting people with their destinations, from door to door.*

*Achieving this will require providing suitable infrastructure for walking and cycling, by implementing a network of high-quality routes which adhere to the following five principles:*

- *Safety*
- *Directness*
- *Coherence*
- *Comfort*
- *Attractiveness*

6.4 Relevant guidance provided by Fields in Trust states:

*Para 6.1.7 Locating a play area close to a road may have benefits in terms of surveillance and community safety: in such cases the adjacent road should have traffic management measures. Consideration should also generally be given to traffic management measures that will facilitate play close to home. It is important to ensure that the play area and desire lines to it are unobstructed by fences, walls and shrubs so that any driver can clearly see children on the move within safe stopping distances.*

*Para 6.1.8 Children will be particularly interested in going to NEAPs in their neighbourhood. Routes linking NEAPs therefore need auditing from a safety point of view, especially where a route crosses a busy road, railway or waterway. If such a crossing occurs, then it will need special consideration in terms of design.*

6.5 The Strategic Link Road and part of the primary street network would also be utilised for public transport / bus services (as shown on the Access, Layout Plan & Street Hierarchy within the DAS). Clear, direct routes will be provided close to peoples homes, and key destinations such as the primary schools and the Community Hub maximising connectivity to the strategic network.

6.6 Car and coach parking for indoor and outdoor sports facilities will be provided within the Community Hub. There will also be safe walking / cycling routes from the Community Hub, to the nearby recreational facilities. The primary school located within the Community Hub will share facilities with the formal sports provision which provides for central sports club use. The detailed design of the school will be determined through discussions with the County Council.

6.7 Two other car parks are proposed as part of the SUE. The first car park will be provided during the initial development phase, alongside the temporary bus turning facility by the strategic link road. This will allow convenient access from the car park onto Pear Tree Lane, Hathern Drive and the wider recreational facilities. The second car park will be provided within the Garendon Park Visitor Centre, conveniently located by the entrance to the Garendon Park and also in close proximity to Red Arch Park.

6.8 Green infrastructure and recreational facilities will be provided alongside each phase of development. Recreational routes are anticipated to be provided within phases 1 – 9 as shown on Recreational Routes Phases 1-9 (FPCR drawing Ref: 7394-R1-9) and summarised in the table overpage.

**Table 3: West of Loughborough SUE – Phasing of Recreational Routes**

West of Loughborough		
Phase	Recreational Routes	
	Existing routes to be enhanced	Proposed Routes
1	<ul style="list-style-type: none"> <li>Enhancements to Pear Tree Lane and Hathern Drive</li> <li>Crossing to Strategic Link Road</li> </ul>	<ul style="list-style-type: none"> <li>Public access through Garendon Park</li> <li>Proposed footpath link between Hathern Drive and Oxley Gutter</li> <li>Proposed footpath/cycle link through residential development between Strategic Link Road and Pear Tree Lane</li> </ul>
2	<ul style="list-style-type: none"> <li>Enhancements to Hathern Drive</li> <li>Crossing to Strategic Link Road</li> </ul>	<ul style="list-style-type: none"> <li>Proposed footpath - Strategic Link Road to Hathern Drive</li> <li>Proposed footpath – along the Black Brook</li> <li>Proposed Greenway - Strategic Link Road to Primary School North</li> </ul>
3	<ul style="list-style-type: none"> <li>Existing bridleway – north of the Black Brook</li> <li>Existing public footpath south of Hathern Road</li> <li>Crossing to Strategic Link Road</li> </ul>	<ul style="list-style-type: none"> <li>Proposed footpath south of Hathern Road</li> </ul>
4	<ul style="list-style-type: none"> <li>National Cycle Route</li> <li>Crossing to Strategic Link Road</li> </ul>	<ul style="list-style-type: none"> <li>Proposed Greenways by residential parcels 1F &amp; 1J</li> </ul>
5	<ul style="list-style-type: none"> <li>Existing bridleway – north of the Black Brook</li> </ul>	<ul style="list-style-type: none"> <li>Proposed bridleway – north of the Black Brook</li> <li>Proposed Greenway - to Primary School North</li> <li>Proposed Greenway/footpath links - to Community Hub / Sports Hub</li> <li>Proposed Greenways – Garendon Common</li> </ul>
6	NA	<ul style="list-style-type: none"> <li>Proposed Greenway/footpath links - to Hathern Hill Park and Garendon Park</li> </ul>
7	NA	<ul style="list-style-type: none"> <li>Proposed Greenway/footpath links - to Primary School North, Bellevue Hill and Garendon Park</li> </ul>
8	<ul style="list-style-type: none"> <li>National Cycle Route</li> </ul>	<ul style="list-style-type: none"> <li>Proposed Greenway/footpath links - to Hathern Hill Park, Bellevue Hill, Hathern Drive and Oxley Gutter</li> </ul>
9	NA	<ul style="list-style-type: none"> <li>Proposed Greenway/footpath links - to Hathern Hill Park and Bellevue Hill</li> </ul>

## 7 SAFETY

- 7.1 A desirable place to live, work and play, which is safe and secure, is fundamental. This will be achieved by the way the development is laid out and by the street, block and plot design.
- 7.2 Buildings will be located to actively face streets, areas of public open space, childrens play areas and recreational facilities in order to promote 24 hour surveillance, and to encourage safer places. Public areas such as the streets and play areas will be designed so that they are safe, easily accessible and attractive to use. All users will be considered as part of an inclusive design approach.
- 7.3 It is important that there is good surveillance of public spaces by a number of properties and buildings, and that barriers, blank walls and 'dead ends' are avoided. Locating windows and doors on corners, or gable ends is a key principle, and occurs within the local context. Across the whole development careful attention will be paid to designing out crime through the layout, and promoting privacy and security.
- 7.4 Routes will be designed to ensure that they are attractive and safe to use, enabling children and young people to travel independently and safely to recreational facilities. Routes will be overlooked by nearby properties to provide a good sense of natural surveillance, and there will be a number of links into the housing parcels and street network to provide connectivity and to satisfy key desire lines.
- 7.5 The main cycle routes and pedestrian routes along public open space would be lit. These include the existing National Cycle Route, proposed cycle route along Hathern Drive and also along pedestrian routes to the Community Hub across the Black Brook Garendon Common. Routes through potentially sensitive ecology areas (such as Black Brook Garendon Common and by Hathern Drive) and by Garendon Park alongside Oxley Gutter would be lit by bollard lighting.
- 7.6 Cycleway routes proposed through Garendon Park have been designed to minimise impacts upon the Registered Park, it's listed buildings and monuments. Therefore these routes would be lit with solar studs.
- 7.7 Other lower key recreational footpath routes are through GI where lighting is not essential. The lighting strategy to the main recreational routes is shown on the Site Wide Green Infrastructure Strategy (FPCR drawing Ref: 1005-L-215).
- 7.8 In the context of specific facilities for outdoor sport and play, the Fields in Trust / National Playing Fields Association identify design principles of relevance:
- Facilities for outdoor sport and play should be an equal and integral part of the design process from the outset, particularly considering the need for children to be able to access places independently as they grow and develop
  - Facilities should be as accessible as possible to as many potential users as possible
  - Facilities should be easy to access by pedestrians and cyclists and that access should be separate from major vehicle movements

- Facilities should be attractive and welcoming and sited in open locations, easily observable by non-users, and designed with regard to the principles of crime prevention

7.9 Active Design is an initiative sponsored by Sport England to promote new settlements and environments that offer and encourage communities to be naturally active as part of their daily life. One of the key objectives underpinning Active Design relates to accessibility of recreational facilities:

- Improving accessibility: providing easy, safe and convenient access to a choice of opportunities for participating in sport, play and physical activity and active travel for the whole community

## **8 COMMUNITY INVOLVEMENT & FUTURE MANAGEMENT**

- 8.1 The proposals for the SUE (CBC ref P/14/1833/2) have been widely consulted on through a public exhibition, design reviews, stakeholder and steering group meetings. The result of this engagement is a well considered masterplan that will deliver a range of recreational facilities for the local community.
- 8.2 The proposals have been informed by environmental assessment work and discussions with the local planning authorities which have taken place over several years. This work intensified during 2013-2014 with Persimmon Homes and William Davis and their consultancy team undertaking ongoing consultations with all the key stakeholders to shape the proposals. Close collaboration with the local planning authority and statutory consultees has ensured that the proposals accord with the aspirations set out within CBCs Core Strategy.
- 8.3 During 2017 further steering group meetings with CBC, Persimmon Homes and their consultancy team were set up to focus on particular aspects of the development, including the provision and phasing of Green Infrastructure and associated recreational facilities. There will be opportunities for further community engagement through the preparation of reserved matters applications, which will include details of the residential development, strategic open space along with childrens' play areas and other recreational facilities.
- 8.4 In addition a Community Development worker will be appointed by the Owner / Developer of the SUE on a full or part time basis to facilitate activities, promote community facilities and engagement with the community including liaison with the Borough Council and any other relevant bodies. One of the Community Development worker's roles would be to engage young people, where possible, in the ongoing design process, and to support and encourage local volunteering. Using volunteers will be positively encouraged in undertaking management tasks, to engender community involvement and ownership of the Green Infrastructure. The creation of a 'Friends of Garendon' group could have a key role in the future management of the Green Infrastructure.

### **The Role of Management Organisations**

- 8.5 The SUE will create strategic open space containing various recreational facilities as outlined above. A bespoke management plan 'Garendon Park Estate Plan' has been prepared for the West of Loughborough SUE. The Garendon Park Estate Plan sets out the mechanisms in place to ensure that an effective management organisation will be established from the outset and in perpetuity to the benefit of the new and existing communities. It is anticipated that resident representation will be an integral part of the proposed organisational structure.
- 8.6 It is proposed that a structure of management companies is established for the SUE to secure its effective management. The approach tailored for the SUE identifies separate companies required to deal with particular management and maintenance needs for different parts of the site. Manco Plan 5 (FPCR drawing Ref: 7394-MP-05) illustrates specific areas to be covered by different management companies. One management company will deal with the Strategic Open Space which contains the vast majority of recreational facilities for children and young people proposed within the site. There will also be a management company dealing with the Community



Hub which contains the artificial pitch / multi-use games area (MUGA) and Sports Hall / indoor facilities, and a separate a management company dealing with Garendon Park.

- 8.7 Strategic Open Space and Garendon Park will be retained in the freehold ownership of the Owners and the arrangements outlined within the Garendon Park Estate Plan will ensure management is secured in perpetuity. The Garendon Park Estate Plan outlines various control mechanisms put in place to ensure the provision and future maintenance of recreational facilities. Management of recreational facilities and associated open space will only be passed to the appropriate management company once the Developer / Owner has completed all of the work to an appropriate standard and in accordance with approved planning permission.
- 8.8 The level of sustainable development proposed to the SUE will provide the necessary funding required. Costs of works and initial management will be borne entirely by the Developer / Owner. Long term annual maintenance costs would be covered by an appropriate annual levy on residences and businesses within the SUE.