



Proposed 26 no. Dwellings

Land off Shobnall Street
Burton Upon Trent
Staffordshire.

Open Space Assessment

Urban Designs Ltd
Suite 6,
Anson Court
Horningslow Street
Burton On Trent
Staffs
DE14 1NG
01283 763763

Open Space Assessment

Introduction

This Open Space Assessment has been prepared in support of a planning application for the redevelopment of land at the former Adult Training Centre, Shobnall Street, Burton Upon Trent to 26 no. dwellings (2no. 1 Beds, 8no. 2 Beds, 11no. 3 Beds and 5 no. 4 Beds) and will demonstrate that open space provision within the locality of the site is sufficient in both quantitative and qualitative terms. It concludes that, based on existing provision, it is entirely acceptable for the proposed development scheme to provide a maximum of 0.5ha of Amenity Greenspace, and that a financial contribution to the enhancement and maintenance of existing provision within the locale is entirely appropriate in these circumstances.

East Staffordshire Borough Council Strategy for Open Space and Recreational provision

In 2009 East Staffs Borough Council publish their document Strategy for open space, sport and recreational provision in East Staffs, which was developed and driven by the results of research and analysis of open space and playing pitch provision across the borough in accordance with the requirements set out in PPG 17.

The Strategy sets out a vision over the period to 2026 in relation to the provision and improvement of open space and playing pitches within East Staffordshire.

'East Staffordshire is a place where people can achieve their aspirations and enjoy living in an attractive environment for all members of the community and celebrate the diversity the Borough has to offer. A coherent green infrastructure will provide residents with healthy lifestyle opportunities through enhanced amenities supporting a range of uses and activities, linking the town centre to the outlying countryside, villages and National Forest.'

	Burton
hectares of equipped play	0.00
hectares of parks and gardens	0.11
hectares of semi/natural green space	0.09
hectares of amenity greenspace	0.03
	0.23ha



Existing Provision in the Locale

Shobnall Leisure complex

Is situated approximately 0.7km from the application site. Which represents a walk time of approximately 15 minutes.

It provides a number of facilities,

Sports Hall which accommodates multiple sports. An eight lane 400m floodlit synthetic track, two long/triple jump runways and sandpits, pole vault and full filled event facilities including high jump, hammer/discus and shot circles.

Central venue site for Burton Junior Football League. Good quality pitches played over capacity. Pitches are able to accommodate more matches than Sport England recommendations. Continue to maintain to current standard.

Skatepark and Play Area

Is located approximately 0.8km from the application site and equates to approximately 18 minutes walking time.

Part of Shobnall Leisure Complex, the skate park is open all year round and is free for public use.

In addition to the sports activities at Shobnall Leisure Complex there is a large children's play area. Set in a large area of parkland, offering opportunities for picnics and walks.

Shobnall Fields

Provides various multi sport pitches.

Is situated approximately 0.5km from the application site. Which represents a walk time of approximately 12 minutes.

Has been listed under the 'Priority site for changing facilities' within the Open Space, Sport & Recreation Study as poor quality. The changing rooms supporting outdoor provision are of poor quality and unused. Recommendation to invest in changing room upgrade within the medium term.

Marstons Sports and Social Club

Is located approximately 0.5km from the application site and equates to approximately 12 minutes walking time.

Central venue site for Burton Junior Football League (BJFL). Good quality pitches played over capacity. Pitches are able to accommodate more matches than Sport England recommendations. Recommendation to continue to maintain to current standard.

Trent and Mersey Canal

Can be accessed via Shobnall Marina approximately 0.2 km away. Offers the opportunity to be able to walk along the canal towpaths and country lanes which radiate from Shobnall.

Part of the Conservation Area which includes Shobnall Marina.

Conclusion

It is clear from the above that the site has very good access to a range of open space facilities, and that it falls within the accessibility standards for all of these facilities. It is therefore clear that there is no demonstrable need for the application proposal to provide any further open space as part of the development scheme.

