

Darren Ottewell

From: Dan Reynolds
Sent: 12 August 2026 13:43
To: Darren Ottewell; Chris Riley
Cc: Emma Georgiou
Subject: RE: 25/00371/OUT - Land West of Toton Lane Stapleford

Hi Darren,

On initial review, the amount of open space proposed appears proportionate to a development of this scale and capable of meeting a significant proportion of the recreational needs of future residents. Regardless of the eventual management arrangements, the Council would wish to work closely with the developer to ensure that the open space, landscaping, play provision and associated infrastructure are delivered to an appropriate standard and provide a high-quality, usable asset for future residents.

Based on the level of on-site provision shown within the masterplan, and subject to the detailed design meeting the Council's requirements, I am not presently aware of any specific open space deficiency that would necessitate off-site capital investment. As such, from an open space perspective, I do not believe there would be a need to pursue an off-site capital contribution where adequate on-site provision is secured as part of the development.

Should the public open space ultimately be transferred to and adopted by the Council, a maintenance contribution would remain justified to support the initial establishment and maintenance liabilities associated with the site.

Does this statement answer your concerns?

Best Regards

Dan

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