

Darren Ottewell

From: Chris Riley
Sent: 21 May 2026 15:31
To: Darren Ottewell
Cc: Dan Reynolds; Emma Georgiou
Subject: 25/00371/OUT - Land West of Toton Lane Stapleford
Attachments: O6.5.CR. Open spaces contributions memo 2025.doc

Hi Darren,

Whilst we tend not to adopt open spaces in small developments – (as there is little benefit to the wider community and a long term maintenance liability), we have indicated that we would be keen to adopt both the Toton North and Toton East sites, as there is significant open space which would be of benefit to the wider Borough community. Given this and the proximity of the Toton West site, we would also look to include adoption of Toton West.

There are two parts to S106 developer contributions to public open space, Capital, and Maintenance.

Capital funds are requested if there is little or no open space on the development. This is utilised to improve nearby parks that residents of the new development are likely to use.

Maintenance funds are provided to maintain any open space on the development once it has been transferred to the council (adopted).

With a development of this size the council would use the Maintenance sum to maintain the site for 5 years post-adoption, after which the costs would be met from the ongoing revenue budget. Initial costs include increasing our establishment and purchasing additional machinery, tools, materials and equipment to maintain the site.

The sums for S106 payments were approved by The Council in 2014 and are subject to an annual uplift, in line with the CPI. A memo is attached showing S106 sums for the period July 2025 to July 2026.

Calculations for the number of dwellings below:

For 69 dwellings

Capital:	£1,053.84
Maintenance:	£807.11

Number of dwellings:

69

Capital £72,714.95

Maintenance £55,690.40

For 351 dwellings:

Capital: £1,053.84

Maintenance: £807.11

Number of dwellings:

351

Capital £369,897.80

Maintenance £283,294.66

Masterplan Overview:

The site is on arable agricultural land, with some of the external field boundaries marked with hedgerows and a few standard hedgerow trees. There is also a small watercourse to the northern boundary. Much of the existing biodiversity will be contained in the hedges, trees and watercourse.

The plans and layout do not seem to require removal of any hedges or trees, other than a short section where the new access road will enter the site. It is important that trees and hedges are retained – given the size/age of some of them they are not easy to replace. Trees should be pruned appropriately to encourage health and remove any danger (deadwood etc). Hedges could be pruned back to encourage new growth (laid if appropriate) and receive new planting to extend species diversity and reinvigorate.

Retaining the old hedgelines and trees will keep corridors for biodiversity. It would be good to see more north-south lines included to improve site permeability. The historic field layout of the former agricultural land could be preserved by creating a green corridor along the public right of way (Beeston FP 17), watercourse and development area boundary.

The avenue of trees along the main access road into the site will develop to give the site character, provide a buffer to the housing and create a new green corridor. Care should be given in selecting species (ultimate height and problems with light to properties, leaf fall, honedew etc). Appropriate root control measures should be put in place.

Suitable root protection areas (RPA's) should be put in place to protect tree and hedgerow roots – construction works and subsequent development must not encroach on these areas.

There seems to be a fair ratio of green space to developed land. The open space and balancing ponds to the west will join the existing green space to the SW corner, in effect extending the Toton Fields LNR. The ponds could help improve biodiversity if some water remains for extended periods.

Overall, this looks to be a good plan, with a fair balance of developed land and open space. Changes to provide more N/S connections and encourage green corridors into the development would be good, as would a more central play area.

If we are to adopt the site, we would like to work closely with the developer to ensure a good standard of open space is provided. Our new Play Strategy will include detail on the standard of play provision we would like to see on all developments in the Borough.

Planting Proposals.

Further down the line, to provide detailed comments I will need to see a labelled plan, showing individual tree species, shrub species, grassland seed mixes etc, along with numbers/planting densities/distances

A planting specification would also be helpful.

Proposed POS Trees

Not many shown, I think retaining an open area of grassland appropriate to the west.

Proposed plot trees.

Suggest reasonable sized specimens to allow quick establishment. Some selections reach quite large ultimate sizes and should only be planted where space allows. Prunus species can be a problem near hard standing.

Cheers,

Chris