

Comments relating to SMD/2021/0550 - Approval of Reserve Matters at Fole Diary, Uttoxeter Road, Staffs. (Following planning application SMD/2018/0234).

Dear Planning,

Thank you for forwarding the plans for the proposed development on land at Fole Diary, Uttoxeter Road, Fole, Staffs, ST14 5EH.

The following information provides more detailed comments regarding the opportunities relating to play, open space, playing pitches and Sport England 'Active Design' guidance.

On-site Play

As has been mentioned in previous advice to the applicant at both the planning application stage and pre-advice for reserve matters - we are not in favour of the position of the LEAP. The site is bordered on two sides by water courses which can pose a risk to children. The position is also pushed in to a corner of the site and in many ways is hidden from view, which may encourage anti-social behaviour to take place. Lastly, the proximity to the residents of plot 20 and 21 is of concern as the rear gardens and boundary fencing is extremely close to the play area. Ideally dwellings should face on to play space and have a buffer of at least 20 meters, the rear plots of both 20 and 21 are much closer than this and possibly also plots 17,18 and 19 but at least these are face on to the play space. The residents may end up suffering with high levels of nuisance.

We would recommend that a revised position should be found within the development to ease these concerns. It would be preferable if the play area could be positioned more centrally, giving good visual cover but away from the two water courses and close proximity of plots 20 & 21.

Active design

The site, although relatively small does have some good opportunities for people to be active. The network of pedestrian pathways are welcomed and that fact that these in some circumstances make the most of the green spaces on the development.

The site is isolated from local amenities and as such the ability for people to walk to the nearest shops/schools etc may be limited.

Off-site contributions for playing pitches

Off-site contributions for playing pitches will be required.

Gareth Knapper

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Service Commissioning (Leisure & Recreation)

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