

Planning Application – SMD/2021/0418. Blythe Vale phase 2.

Dear Planning,

Please find these comments as an update following the applications revision of the planned layout of the development area and associated letter dated 16th December 2021 and ref: STMQ3056.

Open space / play provision

The comments which were provided on 18th August have been reviewed by the developer and in part have been accepted and implemented in the revised layout provided on 17th December 2021. In that the circular pathway near to the play area located at the south of the site does not require user to enter the play area to complete the route.

The other main comment, which was provided was concerning the provision of two separate play areas of 200m² and 220m² in the north and south of the site. The size of development justifies a LEAP size play area and as such this should be at least 400m² and provide items of play for children of both the toddler and junior ages, with additional space for them to run around.

The splitting of the play area in to two sites does indeed meet the total area requirement, once added together, but it creates other problems which have been previously mentioned.

The developer has reviewed this and has concluded that this cannot be amended due to concerns around the increased loss of an ecological area in the south and the lack of available space in the northern location. Whilst these comments are taken on board and appreciated it doesn't go to resolve the issues raised with the split play areas. Therefore, our original comments stand that we would recommend one single, larger play area meeting the requirements of a LEAP should be provided.

Having said that our offer to discuss the final design, provision and layout of the play area(s) still stands as we want to get the best offering for the residents as possible.

Active Design

Comments as previously mentioned in 18th August response.

Off-site playing pitch provision

Comments as previously mentioned in 18th August response.

Regards,

Gareth Knapper

Service Development Officer

Service Commissioning

Staffordshire Moorlands District Council