

Response to Planning Application SMD/2021/0113 Land at Bridge End, Leek, Staffs.

Dear Planning,

Thank you for forwarding the planning application (SMD/2021/0113) for 12 dwellings on Land at Bridge End, Leek, Staffs.

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 and open space provision

The application suggests that there is no on-site play provision included within the development area. None would be required on a development of this size.

There is an area of open space shown as "nature reserve" which seems to have an access point at the end of the footpath for pedestrians. Access to the nature reserve area would be welcomed, although the management of this area is unclear. We would recommend that appropriate measures are in place to monitor the site for health and safety issues if the public are permitted to access this area.

Active design

The site is relatively small and as such opportunities for on-site Active Design are limited. There is a link footpath to a new "nature reserve" which is going to give some opportunity for the residents to access open space very close to their properties. This will give a good opportunity for them to go for a walk as long as there is suitable management of the nature reserve to promote this activity.

The site is situated on the edge of Leek and as such there are good local amenities within close proximity, which can be accessed on foot and not require using a motor vehicle. The A523 Macclesfield Road is located just a short distance away and has bus stop which can be used to access Leek town centre and bus station for onward travel or to Macclesfield.

Lastly, there are plenty of opportunities for longer walks to be promoted. There is a public right of way running adjacent to the site, which can be used to access areas such as Rudyard Lake in one direction and Tittesworth Reservoir in another.

Off-site contributions

There would be the requirement for off-site contributions to both play and playing pitches. Please see the calculations below for each.

Play area: £549.25 x number of bedrooms

Playing pitches: £685.36 x number of bedrooms

The triggers for the payments of these payments would be at 10% occupancy. The off-site contributions would be used at sites within a 2 mile radius of the development site.

Regards,

Gareth Knapper

Service Development Officer

Service Commissioning

Staffordshire Moorlands District Council