

REVISED COMMENTS FOLLOWING 23/12/2021 REVISED PLANS.

Response to Planning Application SMD/2021/0536 Land at Barnfields Industrial Estate, Sunnyhills Road, Leek – SMD/2021/0536.

Dear Planning,

Thank you for forwarding the plans for approval of reserve matters (SMD/2021/0536) relating to approved outline planning application SMD/2014/0750. **REVISED PLANS DATED 23/12/2021**

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 revised layout for the site has now moved the location and seemingly the size given over to the play area. Whilst it is appreciated that the play area has been moved and increased in size, including the number and play value of the equipment, it's new location is not without issue.

The new position is in the far corner of the development and feels "stuck up in the corner" for want of a better term. The other issue with this location is the proximity to the road junction from the development to Sunnyhills Road. Following the revised plan the road layout has also altered, meaning that this is now the main access point in to the development. As such we would consider this to be a busy junction and although the play area is fenced there will still be unnecessary risks for children and carers accessing the site.

From the plan we would suggest that it would be better for plots 24 and 25 to be moved in to the current play area location and the play area to move to that site, increasing the available open space, which has already been provided in that location. This would be a safer position and additionally it would be centrally positioned to the development area. The play area would then also offer an area of amenity open space outside of the formal play area for general play and possible family picnics etc.

As previously mentioned the play area for a development of this size needs to meet the criteria of a Local Equipped Area for Play (LEAP). As such the activity zone should be at least 400m² and provide stimulating and challenging play experience for both the toddler age and junior (0 to 14yrs). There should additionally be room for children to run around and play 'chase' type games.

We would be willing to work with the developer to improve the design and layout of the open space and play area to reach an acceptable final offer.

The revised plans do seem to show an increase in available open space, especially to the northern boundary of the site running parallel with Sunnyhills Road. This is welcomed and further mentioned below.

Active design.

The opportunities for the new residents of this development to be involved / take part in physical activity are focused mainly off-site. There is an opportunity for residents to leave the site* and enter

Ladderedge Country Park (Barnfields site) and also the canal tow path which offers access to various places such as Cheddleton, Consall and Froghall or on a different path to Endon, Stockton Brook and onwards to Stoke-on-Trent.

*It seems that the previous opportunity to access the tow path from the site of the original play area in the bottom (southern) boundary has now been removed. We would suggest that an access point here would still be beneficial for residents to access the open spaces off site, such as the tow path network and Ladderedge Country Park (Barnfields site).

Similarly, there is a pedestrian pathway indicated to the far western boundary linking properties 1 to 4 and 7 to 10. This does not seem to serve any practicable purpose other than giving an alternative option to those properties (7 to 10) to access the play area. It would however be beneficial if there was another pedestrian access point to Ladderedge Country Park (via the car park) from the side of the development near to plot 10. This would help to promote access and walking opportunities without having to walk out of the site and back down to the park via Sunnyhills Road.

Off-site playing pitch contributions.

We would be looking for off-site contributions towards playing pitches from this development. These would be used with-in 2km of the development site.

The current contribution formula is:

£685.36 x number of bedrooms

Thanks

Gareth Knapper

Service Development Officer

Staffordshire Moorlands District Council

Service Commissioning

Leisure & Recreation