

Response to Planning Application SMD/2021/0826 Land at Holt Lane Kingsley, Staffs.

Dear Planning,

Thank you for forwarding the planning application (SMD/2021/0826) for Outline Planning for 7 (2 bed) bungalows on Land at Holt Lane, Kingsley, 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 plans for this proposed outline planning application show that there will be a "community play area" included within the development area. As the application is for seven bungalow's there would be no requirement for a play area to be included within the site.

There is no detail as to who would be responsible for the management, maintenance and monitoring of this play area. As such that would need to be fully understood and agreed beforehand, to ensure it is well maintained and safe.

There are two existing play areas within the village one to the north-west (approx. 750 meters) and one to the south-east (approx 500 meters) of this development site, which are the responsibility of the parish council.

There is no other open space included in the proposed plans.

Sports Pitch

This site has previously been used as a football pitch. It is understood that it has not been used for football for a number of years. This is evident from its current condition and that it was not included within our last Playing Pitch Strategy (PPS) in 2017.

The PPS does clearly states that there are shortfalls in some pitch types across the Staffordshire Moorlands, especially those for the youth ages and younger (7v7 and 5v5). The study further states that all pitches, even those which are currently lapsed or disused should not be lost and should be protected from development.

Therefore, any development of this land would be objected by the Leisure and Recreation team (Service Commissioning) at Staffordshire Moorlands District Council. However, it should be noted and considered that our team is currently reviewing the provision of football pitches in Cheadle, which is situated just a few miles away from Kingsley. Within this review we are working with the Football Foundation, Staffordshire FA and Cheadle Town Council to identify and improve the current pitches and it is becoming clear there is a shortfall of both pitches and facilities.

With this in mind and with knowledge that this particular site may have complications to allow it to be used for football in the future. We would therefore, along with our partners look to an off-site contribution to the improvement of current pitches and facilities, and/or creation of additional new pitches and facilities in nearby Cheadle as part of the review. The value of this off-site contribution is described below.

Off-site contributions

As mentioned above the loss of a playing pitch leads us to formally object to this outline planning application, even though the pitch would be categorised as lapsed or disused. However, this objection would be removed if an off-site contribution is secured to provide for either improvement of existing or creation of new pitches and/or facilities relating to community football in Cheadle.

The value of this off-site request is £80,000 following consultation with Sport England which would provide provision for an u15's/16's pitch or equivalent.

Active design

The site is relatively small and as such opportunities for on-site Active Design are limited.

There are a number of public rights of way which run through the site currently, which open up opportunities for walking in the nearby countryside. Work would be required to ensure these routes are diverted (via the correct procedures) and retained for the future use of the community of Kingsley and visitors to the village.

The site is situated on the edge of Kingsley and nearby to Kingsley Holt as such there are good local amenities within close proximity, which can be accessed on foot and not require using a motor vehicle.

Gareth Knapper

Service Development Officer

Service Commissioning

Staffordshire Moorlands District Council