

REVISED COMMENTS FOLLOWING 13/09/2022 REVISED PLANS.

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

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 13/09/2022.**

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 of the play area to a more central position which is welcomed, although the position of the play area sits close to the main road running through the development it benefits from being fenced and has a gated exit. We would recommend that a "Children Playing" traffic warning sign is installed on the roadside for approaching traffic in both directions to sit along other traffic calming measures.

The play area does also now 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. The play area should also be a minimum of 20 meters from the nearest dwelling boundary.

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.

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.

We would like to see a formed pathway running the length of the development adjacent to Sunnyhills Road through the amenity grassed area. We would also ask that consideration is given for how residents will access the remaining section of the Leekbrook Line and additionally Birchall Playing Fields for recreation opportunities.

It would also 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 11. 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:

£***** x number of bedrooms

Thanks

Gareth Knapper

Service Development Officer

Staffordshire Moorlands District Council

Service Commissioning

Leisure & Recreation