

Response to Planning Application SMD/2025/0021 Well Street Mill, Well Street, Leek.

Dear Planning,

Thank you for forwarding the plans relating to application SMD/2025/0021.

Below are our detailed comments regarding opportunities for play, open space, playing pitches and alignment with Sport England's 'Active Design' guidance.

Open space / active design

The proposed development is located in the Town Centre, which benefits from well-connected pedestrian infrastructure and access to a range of existing facilities. Due to the site constraints there is no public open space within the development itself, nor would there be room for any additions in this area.

The closest recreational areas are:

- Pickwood Recreation Ground, approximately 400 meters from the site
- Brough Park approximately 600 meters away.

Play, parks & playing pitch provision

Play provision

We recommend that off-site play and playing pitch contributions be secured through a Section 106 agreement.

For off-site play provision, the calculation is based on 11 dwellings (excluding one-bedroom units) at a rate of £149.60 per dwelling, resulting in a total contribution of £1,645.60. This amount would be payable to the District Council for the provision and maintenance of play equipment within a 1km radius of the development.

Parks

A contribution towards the enhancement and maintenance of local parks and greenspaces is also recommended. This is calculated for all 17 dwellings (including one-bedroom apartments and studios) at £75.20 per dwelling, totalling £1,278.40. This amount would be payable to the District Council for use within a 1km radius of the development.

Playing field Contribution

A playing field maintenance contribution is proposed based on a 10-year lifecycle, considering the 17 dwellings and an estimated population demand of 38 residents.

Using Sport England's Playing Pitch Calculator, the contribution is calculated as £506 per year for 10 years, resulting in a total request of £5,060. This would be payable to the District Council for the maintenance of grass and artificial playing pitches within a 1.5km radius.

Regards,

Gareth Knapper

Senior Strategy & Partnerships Lead.

Staffordshire Moorlands District Council