

## **Planning Application Consultation Response**

### **Planning Ref: SMD 2026 0052**

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

#### **Open Space and Active Design**

The proposed development is located in a rural setting approximately 4.5 km north-east of Leek Town Centre, where a range of existing facilities, including the nearest council-managed play areas, are located.

Although there is a closer play area at Tittesworth Reservoir, owned and managed by Severn Trent Water Authority, this facility is primarily designed for visitors. In addition, it is approximately 2.9 km walking distance from the site and would require pedestrians to walk along and cross busy main roads. This distance and route are considered unacceptable for children living within the development.

From the submitted plans, it is difficult to determine the size of the proposed on-site play area. We therefore recommend that a Local Equipped Area for Play (LEAP) is provided within the development, in addition to space for informal play. Ideally, this provision should be centrally located within the site and away from main roads.

We also recommend a contribution towards the enhancement and maintenance of local parks and green spaces. This contribution is calculated at £75.20 per dwelling for 282 dwellings, resulting in a total contribution of £22,052.40. This contribution should be payable to the District Council for use within a 5 km radius of the development.

#### **Playing Field Contribution**

There is currently no identified need for additional 3G pitches within this area, and refurbishment works are already underway at the local leisure centre. However, the development is expected to generate an estimated population increase of 677 residents, which will increase usage and maintenance demands on existing playing pitches.

Using Sport England's Playing Pitch Calculator, we recommend that contributions are sought towards lifecycle maintenance costs as follows:

- £7,976 per annum for natural grass pitches
- £1,058 per annum for artificial grass pitches

This results in a total annual contribution of £9,034. We recommend that this contribution is secured over a 10-year period, resulting in a total maintenance contribution of £90,340.

**Public Access to Woodland**

The development indicates access to a woodland walk; however, based on the mapping provided, we are unable to identify any public right of way into or through this woodland.

Further clarification is therefore required on how public access will be secured and how ongoing management and maintenance of this access will be provided.