

Response to Planning Application SMD/2021/0610 Land east of Frogall Road, Cheadle, Staffs – SMD/2021/0610

Dear Planning,

Thank you for forwarding the plans for approval of Outline Planning (SMD/2021/0610).

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 proposed site layout has been reviewed and seems to give a good percentage of accessible open space. The north/north-east of the site has been allocated over to a large area of open space with a mix of woodland/orchard and amenity grassland, all of which will be open and available for public recreation.

The plan also has a second area of open space shown to the south which will extend the current small parcel of open space. The indication is that this area will be allocated to a play area and amenity grass – although there is also an attenuation (SuDS) pond shown in this location.

From these early indicative plans we would suggest that the on-site play would be better located in the north-east portion of the site within the larger open space (Orchard Green). The new development off Ayr Road (Persimmon Homes) includes an area of open space and play and this is located to the north of their development. This would mean the two play areas would be located close to each other and therefore it would be better to spread them out and place the one for this site at the north-east corner. As this will be a large open space, with new woodland/tree planting it could be that a play area designed using timber framed equipment would be aesthetically pleasing.

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.

Alternatively, it could be suggested that due to the current Persimmons development a smaller play offer is included in this area, possibly a timber trim trail type with an off-site contribution being taken for use at the near-by sites to enhance and realise them as the main play site for the north of Cheadle.

The area of open space to the south (Crescent Green) is welcomed as an additional area of open space but we would prefer this to be an area available for quieter recreation due in part to the existing residential dwellings. We believe that this area could be utilised as an exercise area with some external gym or calisthenics equipment. An alternative for this would be to have the equipment placed around the walking/cycling route and used as part of an exercise trail.

Active design.

The potential for residents to walk or cycle around the new development is also welcomed and this would be further enhanced if it was to include some measured route to enable users to understand how far they are walking/cycling. This pathway should be wide and well surfaced to enable all abilities to make use of it.

Additional signage from the development area on the walk and cycle route should encourage residents to walk in to the town centre for their amenities and as such could include distance or estimated times of travel.

As mentioned above the addition of exercise equipment around portions of the walking route could be used to give an enhanced offer for residents and others to take part in gentle informal physical activity.

The links to the wider countryside are provided by way of the link to the existing Public Right of Way.

Off-site playing pitch contributions.

We would be looking for off-site contributions towards playing pitches from this development. These would be used within a 2 mile radius of the development site. The trigger for this payment would be at 10% occupancy.

The current contribution formula is:

£685.36 x number of bedrooms

If the alternative play offer was decided then our off-site play contributions would be used within a 2 mile radius of the development site. The trigger for the payment would be 10% occupancy.

The current contribution formula is:

£549.25 x number of bedrooms

Gareth Knapper

Service Commissioning

Leisure & Recreation