

Planning application – SMD/2022/0249 Land Off Cheadle Road, Upper Tean.

Dear Planning,

Thank you for forwarding the plans for approval of reserve matters (SMD/2022/0249).

The following information provides more detailed comments regarding the opportunities relating to play, open space, playing pitches and Sport England 'Active Design' guidance.

Play / open space provision

The previous plans showed a Local Area of Play (LAP) is to be included on the site along with a large area of open space.

It is agreed that an on-site LAP is required due to the nearest play area (The Wentlows) requiring residents and children to cross the busy Cheadle Road. We would therefore ask that this LAP be included in the new revision of the plan.

The position of the LAP should avoid being hidden away from the majority of the houses and not be backed up close to the established tree and shrub growth, to avoid leaf litter, shading and algae build-up.

The type and design of the LAP should cover the younger children (up to at least 6 years old) and should offer a range of play types which are interesting and innovative.

Active design

If a pathway could be included in the open space giving the residents a safe, local place to walk and be active it would be welcomed.

There are opportunities for the residents to make use of existing footpath network which would offer an alternative walking route to the commercial centre of Tean, without following the main road.

The main amenities are located less than 1km away from the new development site in Tean and with larger amenities found approximately 3km away in Cheadle.

Playing pitch

An off-site playing pitch contribution would be required with the formula below:

Number of bedrooms x "formula calculation" = off-site playing pitch contribution

There would be a trigger for the payment of this contribution at 10% occupation.