

Response to Planning Application SMD/2025/0243 LAND EAST OF MANIFOLD DRIVE AND SOUTH OF RAKEWAY ROAD Manifold Drive Cheadle

Dear Planning,

Thank you for forwarding the plans relating to application SMD/2025/0243.

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 south-east the Town Centre, which benefits from well-connected pedestrian infrastructure and access to a range of existing facilities.

The closest recreational areas are:

- Tean Road Recreation Ground - approximately 1km walking distance from the site
- Thorley Drive Playing Pitches - approximately 1km walking distance from the site.

Play, parks & playing pitch provision

Play provision

Due to the distance and number of roads required for children to cross to access the nearest play equipment at Tean Road Recreation Ground, we feel that this is an unacceptable distance to accommodate residents children living on the site and therefore, we recommend that a Local Area of Play (LAP) should be included on-site, and some informal play space, preferably positioned in a central location with clear viewing from nearby properties and away from the main road.

Parks

A contribution towards the enhancement and maintenance of local parks and greenspaces is also recommended. This is calculated for all 50 dwellings (including one-bedroom apartments and studios) at £75.20 per dwelling, totalling **£3,760**. This amount would be payable to the District Council for use within a 1km radius of the development.

Playing Field Maintenance Contribution

For ongoing maintenance, the annual costs are estimated at **£1,415** for grass pitches and **£184** for 3G surfaces, resulting in a combined annual maintenance cost of **£1,599**. Over a ten-year period, this equates to a total maintenance contribution of **£15,990**.

This would be payable to the District Council for the maintenance of grass and artificial playing pitches within a 2 km radius.

Facilities Capital Contributions

Given current plans to develop the leisure facilities in Cheadle we would also be seeking a contribution towards these facilities based on an increased population of 120 residents this would be:

- A cost of **£24,944** towards Swimming Pools*
- A cost of **£20,838** towards Sports Halls*

The Local Football Facilities Plan (LFFP) has identified a need for an additional 3G pitch and supporting facilities in the Cheadle area. In response, a contribution is proposed to support both new infrastructure and the long-term maintenance of the facility based on the development of 50 dwellings and an estimated population increase of 120 residents.

- A cost of **£5,889** towards 3G Pitches*
- A cost of **£2,030** towards changing facilities (at the 3G facility) *

In Summary

Contributions which would be requested:

- **Parks - £3,760**
- **Playing field maintenance (grass and 3G) over 10 yr period - £15,990**
- **Swimming pool - £24,944**
- **Sports hall - £20,838**
- **New 3G pitch - £5,889**
- **Improved changing facilities - £2,030**

- **Total - £73,451.**