Planning Application: SMD/2025/0305 Playing Fields, Holt Lane, Kingsley, Staffordshire. ST10 2BA.

Dear Planning,

Planning response to application SMD/2025/0305 Playing Fields, Holt Lane, Kingsley, Staffordshire. ST10 2BA, from the Leisure & Parks team within Service Commissioning at Staffordshire Moorlands District Council.

Playing Pitch

This application is relating to 9 new bungalows and the main point of interest from our perspective is the loss of a playing field which has historically been used for football. Comments made at the last application are still applicable for this application, as below.

The current Playing Pitch Strategy (PPS) is out of date, as it dates from 2017. Work is underway to produce a new PPS, but this will not be completed until the autumn of 2025.

The site was not listed in the 2017 PPS. The previous changing facilities and car park, which served the site were demolished and built on with four new bungalows, following an approved planning application in 2018. It is understood that the football pitch has not been used (at least formally) since before this change.

The 2017 PPS did not highlight a shortfall of grass football pitches in the rural areas (which Kingsley would be considered), but it did show a shortfall in Cheadle for both adult and mini 7v7. The report also identified a future shortfall in the Cheadle area for adult, youth 11v11, mini 7v7 and mini 5v5.

The County Football Association (FA) has supplied current team data and compared with 2017 there has been an increase in adult, youth and mini football in rural areas and in youth and mini in Cheadle.

There are two football pitches near to the site, both sites offer recreational football opportunities. Neither of these sites are identified in the 2017 PPS document and the condition is not known.

The County FA has confirmed that there are no affiliated teams registered in Kingsley.

Conclusion

Having taken all the evidence into account and given the current condition of the playing field we do not think it provides a realistic opportunity for any football teams to utilise. The lack of parking on-site would lead to cars being parked on the roadside which is not feasible or safe. With no team's currently identified in the Kingsley area the two existing pitches, although not marked out, do provide recreation opportunities.

We would therefore consider that a financial contribution towards existing or new grass pitches in either Kingsley or Cheadle would be more beneficial. An offer of £10,000 has been made by the developer.

Other contributions.

As this new application is for the development of just 9 dwellings, we are unable under the policy set out in our SPD to apply for any contributions for any development under 10 dwellings.

Active Design

The site is situated between the villages of Kingsley and Kingsley Holt and as such there are opportunities for access to local amenities within a short distance. The town of Cheadle is approximately 3 miles away and offers a much wider range of shops and local amenities – although walking to Cheadle is difficult given the lack of highway pavement.

There are plentiful opportunities for short walks staying to the country lanes and longer walks using the footpath network, leading to fantastic countryside.

The size of the site doesn't lend itself to any on-site provision for active design.

Regards,

Principal Commissioning & Contracts Officer

Leisure & Environmental Services

Staffordshire Moorlands District Council