

PLANNING / HERITAGE AND DESIGN & ACCESS STATEMENT



PROPOSAL : CONSTRUCTION OF TWO PADEL COURTS

**ADDRESS : THE JOHN POINTON SPORT AND RECREATIONAL
FACILITY, FELTHOUSE LANE, CHEDDLETON, ST13 7BP**

APPLICANT : POINTON PARK (CHARITABLE COMPANY)

DATE : SEPTEMBER 2025

JOB No. : 2025-3019

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1.0 INTRODUCTION

Sammons Architectural Ltd have been appointed by Pointon Park (Charitable Company) to prepare and submit a full planning application to Staffordshire Moorlands District Council for the erection of two Padel courts at the John Pointon Sport and Recreational Facility. The application is accompanied by the following drawings, all of which should be read in conjunction with this supporting statement:

- 2025-3019-01
- 2025-3019-02
- 2025-3019-03
- 2025-3019-04
- Biodiversity Net Gain Assessment undertaken by Liz Ecology (15th September 2025) and accompanying Statutory Metric Calculation.

Pointon Park (Charitable Company) has been operating for a number of years now and has established itself at the heart of the Cheddleton community. Since opening, the facility has become well utilised by local residents for sporting and community events. The facility is mainly used for sporting purposes, such as football, but is also used for the following:

- Base for Leek CSOB Football Team
- Hockey and Cricket
- Family athletic days
- Family fun days
- Mini Olympics (children)
- Skate Park Skills
- Educational e.g Rent a Beast (nature walks)
- Children's parties (birthday, Halloween, disco's etc)
- Firework displays
- Festive events such as Santa's Grotto

2.0 APPLICATION SITE

The site, known as "Pointon Park", is within a development boundary to the south of the main part of Cheddleton village. Felthouse Lane runs along the south boundary and provides access to the site which comprises sports pitches, a childrens play area, other outdoor leisure areas, a car park and a single-storey building comprising changing rooms and toilets. Cheadle Road is to the west and there are four dwellings between the road and the west boundary of the site including a small listed stone building on the corner off Cheadle Road and the recently built access road to the John Pointon factory which curves around the site to the north and east. The land to the other side of this road is open land (within the Green Belt). However, there are other dwellings to the other side of Felthouse Road to the south

3.0 PLANNING PROPOSAL

The application seeks consent for the erection of 2 x padel tennis courts. The proposed courts would measure 21m x 11m with each having an internal playing area of 20m x 10m with a synthetic playing surface. The courts would be formed with a ring beam arrangement to the perimeter which will then be infilled with a hardcore base and tarmac surface. Each padel court would be uncovered and enclosed with black metal-framed screens, three to four metres high, with glass and metal mesh insets. The fence at each end of the court is to be 4.0m in height, with a 2.0m return along each side

before the height is lowered to 3.0m. An entrance is to be provided at each side of the court and each will be illuminated with low level bat friendly directional lighting set to a timer to assist early morning / evening sessions to be carried out all year round. The proposals would retain and reinforce the existing Class F(2) leisure uses on the site through the provision of further facilities for outdoor sport and recreation.

4.0 PLANNING POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when determining a planning application, the decision maker must make their determination in accordance with the Development Plan unless material considerations indicate otherwise. Given this obligation, this chapter therefore considers national guidance relevant to the application as well as the adopted policies contained in the Staffordshire Moorlands Local Plan (September, 2020). The following is considered relevant:

Local Plan,

SS1 – Development Principles
SS2 – Settlement Hierarchy
SS8 - Larger Villages Area Strategy
SD1 – Sustainable Use of Resources
DC1 - Design Considerations
DC2 - The Historic Environment
C1 - Creating Sustainable Communities
C2 - Sport, Recreation and Open Space
T1 - Development and Sustainable Transport

National Planning Policy Framework

There is considerable planning policy and guidance relevant to the planning application proposal at both local and national levels. The NPPF (December 2024) and National Planning Practice Guidance (NPPG) are important material considerations in decision making. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It is an important material consideration when considering how to formulate and apply planning policy to planning decisions. The "presumption in favour of sustainable development" remains the central tenet of the NPPF.

The following sections are considered directly relevant:

- Section 2 - Achieving sustainable development
- Section 8 - Promoting healthy and safe communities
- Section 11 - Making effective use of land
- Section 12 - Achieving well-designed places

Other Relevant Planning Policy and Guidance

In June 2019, Sport England produced the Planning for Sport Guidance (Planning for Sport Guidance) that focuses on 12 principles which seek to help the planning system provide opportunities for all to take part in sport and physical activity. The guidance builds upon the importance the Government has placed on the need for the planning system to enable and support healthy lifestyles, in the National Planning Policy Framework.

At the heart of the guidance are the overarching principles, Principle 1 states planning must

recognise and give significant weight to the benefits of sports and physical activity. It is acknowledged that formal, informal, team, group or individual activities, sport and physical activity generates considerable socio-economic benefits to individuals, communities and the wider society. The guidance also provides a set of principles following three key themes; protect, enhance and provide. Principle 6 states planning must “support improvements to existing sport and physical activity provision where they are needed”. The guidance adds improvements to existing sports and physical activity provision can play a key role in helping people to become and stay active as well as improving the use and viability of the provision. They can enhance the experience for existing users, increase the capacity of the provision and ensure the best use is made of a site for sport and physical activity.

5.0 ASSESSMENT

Principle

Paragraph 96 of the NPPF explains that planning decisions should aim to achieve healthy, inclusive and safe places which amongst other things promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other and enable and support health lives, through promoting good health and preventing ill health inter alia through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

Paragraph 103 reinforces this objective, explaining that access to opportunities for sport and physical activity is important for the health and wellbeing of communities. Paragraph 104 explains that existing open space and sports facilities should not be built on unless, inter alia, the development is for alternative sports and recreation provision.

Local Plan Policy SS8 sets out the larger villages within the district, of which Cheddleton is one. It goes on to state that these settlements shall retain and enhance their role as rural service centres and that this will be achieved, in part, by enabling appropriate development which supports and increases the range and quality of community facilities available to the rural areas and protecting community facilities where loss would be deemed to reduce the community's ability to meet its day to day needs.

This is echoed in Local Plan policy C1 which states that the council will support proposals which protect, retain or enhance existing community facilities or provide new facilities. New facilities should preferably be located within defined built up areas where they are most accessible. It goes on to state that proposals involving the loss of community facilities shall be resisted unless an alternative facility of the same type and quality that meets the needs of the community is available in the locality or can be provided in an accessible location in the same locality. Sub section c of Local Plan policy C1 states that in the case of proposals to change use from one type of community to another, the Council will consider the respective benefits of both the existing and proposed uses in terms of their contribution to the community's ability to meet its day to day needs.

The skatepark was introduced as part of the original Pointons Park concept and was bought forward as it was considered to be a low cost option that would meet the needs of a specific group. However rather surprisingly there has been relatively little interest in the facility over the last 12 years. Whilst the facility is open and free for all the area is monitored by the management team who have noticed a decline in its use. In addition in recent months it has become apparent that the facility is not being used for its intended use but more as a meeting point and has been subject to graffiti and antisocial behaviour. In addition the costs of providing insurance for this facility have increased whilst number of providers have declined meaning that this is now becoming no longer practical to provide especially when viewed against the lack of use.

The management team at Pointon Park strive to improve their facilities by listening to customers ideas and request. One of the fastest growing, new sports, across the globe is Padel Tennis. It is a dynamic and engaging racket sport that combines elements of tennis and squash, creating a unique and accessible game enjoyed by people of all ages and skill levels. Played on a smaller court than tennis, surrounded by glass walls and wire mesh, padel is always played as doubles, hence it is known for being a very sociable game. Padel emphasises teamwork, quick reflexes, and precision shots, making it both a fun recreational activity and a challenging competitive sport. Since first being introduced to the UK in 2019, padel tennis has expanded rapidly and is now the fastest growing sport in the country. Pointon's Park management team have carried out extensive research into this activity and wish to bring 2 no. Padel courts to their existing sports facility.

The principle of providing a community facility on an existing community site within the developed area of the large village and adjacent to residential areas is acceptable. The site is in a sustainable location outside the Green Belt. As well as being adjacent to a residential area, there are footways along Cheadle Road which connect the site to the main part of the village and nearby public transport provision.

Design

Chapter 12 of the NPPF relates to creating well designed and beautiful places. Paragraph 131 stresses that good design is a key aspect of sustainable development as it creates better places to live and work and makes development acceptable to communities. Paragraph 135 requires developments to function well and add to the overall quality of the area, be visually attractive and create places which are safe, inclusive and accessible.

Local Plan Policy DC1 states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD. In particular, new development should, amongst other things be of a high quality and add value to the local area, respect the site and its surroundings and promote a positive sense of place, create attractive, active, functions, accessible and safe public and provide environments.

The proposed Padel courts would be sited on the site of the existing skate park which lies to the side of the existing 5 a side pitches and in front of the existing football pitch both of which are enclosed structures. The fencing around the Padel court is integral to the game of Padel, and whilst this would be different to the perimeter fencing of the adjacent structures it would not, given the relatively minor nature and scale of development and materials proposed which have a very lightweight and temporary appearance, appear out of keeping with the character or appearance of the application site or its wider setting.

As such there would not be any harm to visual amenity to arise either within or surrounding the site. Instead, it is considered that the development of a designed padel tennis facility would be a sensitive and proportionate addition to the site, enhancing and complementing existing sports provision. In this respect it is considered that the proposal complies with local plan policy DC1 as well as guidance in the NPPF.

Impact on Heritage Assets

Chapter 16 of the NPPF sets out the governments guidance for conserving and enhancing the historic environment. Paragraph 207 sets out that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the

assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Local Plan Policy DC2 states that the Council will, amongst other things, conserve and where possible enhance heritage assets, including their setting in a manner appropriate to their significance. This will take into account the desirability of maintaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment.

The application site is located to the east of a Listed Building that is known as:

'Cottage approximately 100 metres north of Felthouse Lane'. The building is Grade II Listed and was listed on 15-Dec-1986 with a listing entry number is 1038105. The details of the listing are below:

CHEDDLETON C.P. CHEADLE ROAD SJ 95 SE (east side) 5/62 - Cottage approx. 100m north of Felthouse Lane

Grade II

Cottage. Late C18 with mid-C19 alterations. Coursed dressed and squared stone; tile roof; verge parapets; low 2-storey, 2-window front; block mullioned casements to left are of 2 lights to first floor and 3 lights to ground (lights removed), further small-pane casement to ground floor right; central entrance, door leaf missing.

Listing NGR: SJ9678450732

The application site is located approximately 118m to the east of the listed building, but has a bund formed in the landscaping that separates the buildings. The significance of this building, is the building itself. Development has happened in recent years that includes the existing building on the application site, which in turn surrounds the listed building. The listed building still has land surrounding it, but this has been reduced in size due to the approved development on the east side of the A520. It is considered that the replacement of the existing skate park with 2 Padel courts would not have an adverse impact on the setting of the listed building due in part to the current character and appearance of the application site itself, but also due to the modest size and scale of development, its siting and intervening distances, buildings and structures between the two. The assessment therefore concludes that the proposal will not result in a harmful impact on the building's significance as a heritage asset.

Residential Amenity

Paragraph 135 of the NPPF requires at subsection 5 development proposals to create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Sub section 5 of Local Plan policy DC1 states that development proposals should protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy, soft landscaping as well as

noise, odour and light pollution

In terms of amenity the Padel courts would be located in the north eastern corner of the wider community facility and therefore furthest away from any of the adjacent residential dwellings which lie to the south, south west and north west. Having regard to the fact that the courts would be contained within the established boundaries of the community facility and the fact that the site is already used as a skate park it is not considered that there would be any additional impact in terms of noise which would be prejudicial to the amenity afforded to any of the surrounding residential dwellings.

Furthermore, whilst the proposed Padel courts would be floodlit to allow safe use of the facility in the early morning and early evenings this would be low level directional lighting bat friendly lighting set to a timer. Given the presence of existing floodlighting associated with the existing skatepark and wider facility and the sensitive design proposed it is not considered that the external lighting of the Padel courts would impact adversely on residential amenity. In conclusion it is considered that the proposal will not cause undue harm to neighbour amenity in terms of light spill or noise and therefore policy DC1 of the Local Plan and guidance within the NPPF are satisfied.

Drainage

Paragraph 164 of the NPPF states that new development should be planned for in ways that avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through incorporating green infrastructure and sustainable drainage systems.

Local Plan policy SD5 states that the council will follow a sequential approach to the management of flood risk. New development will be guided to the areas with the lowest risk of current and future flooding where this is viable and compatible with other policies aimed at achieving a sustainable pattern of development.

Padel Tennis courts are constructed in layers of porous materials allowing rainwater to disperse naturally without the requirement to discharge into main drainage system. The sub-base is constructed using porous drainage concrete of which is meant to quickly and efficiently channel away any excess water. The upper layers of the Court are also constructed from porous materials enabling play in wet weather. The application site is not located within a flood plain or within an area at risk of flooding. Having regard to the above it is considered that the proposal is compliant with national and local planning guidance in this regard.

Ecology / Biodiversity

Paragraph 187 of the NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by inter alia protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils. It goes on to state that any impacts should be minimised and net gains for biodiversity should be provided.

Policy NE1 of the Local Plan seeks to conserve and enhance the biodiversity and geological resources of the District and neighbouring areas by positive management and strict control of development.

The proposed padel courts are located on an existing skatepark with no inherent ecological value. Accordingly it is considered that a preliminary ecological appraisal is not necessary on this occasion. A Biodiversity Net Gain Assessment has however been undertaken by a qualified ecologist and submitted in support of the application. This confirms that the application site has a baseline of

0.21 habitat units and 0.00 hedgerow units. The assessment proposes on site biodiversity net gain by the creation of a 0.035ha area of other neutral grassland in moderate condition as demonstrated on the submitted plan. The creation of such an area would result in a 12.65% increase in on site habitat units and therefore satisfies the trading rules in this respect.

Highways

In assessing specific applications for development para 115 of the NPPF states that sustainable transport modes are prioritised and that safe and suitable access to the site can be achieved for all users. Paragraph 116 "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios."

The application site is considered to be in a relatively accessible location benefiting from bus stops and being relatively accessible for walking and cycling with well-maintained footways, close proximity to bridleways and public footpaths. The existing facility has a substantial and established parking area which would serve the proposed development. This level of provision is deemed acceptable in proportion to the scale of the development proposed. The proposed car parking provision is therefore considered to comply with policy and meeting the ambitions of the NPPF, by encouraging sustainable travel and mitigating the impact on the local highway network.

6.0 SUMMARY

The application site is located within the Cheddleton Development boundary and comprises a community and recreational facility. The site lies to the east of Cheadle Road, and is bordered to the north and west by open fields. The eastern boundary of the site is bordered by a private access road that serves the Pointons Factory. The application site is located sufficient away from any of the neighbouring dwellings as to not give rise to any residential amenity issues having regard to the existing and established use of the site. Likewise the proposal will not create and highway safety issues as the extension will not reduce the number of car parking spaces available and nor will the proposal create an additional facility that will create more vehicular traffic as the proposal is merely to satisfy the needs of the existing facility and fill the accommodation gap that has been identified. In any event, the car park does not run at 100% capacity, so will be able to accommodate any increase in demand should it arise.

The existing the community facility has already been considered and accepted by the council and is well used and vital to the community. The development diversifies and enhances the Club's offering an alternative, new sporting activity to the site through the proposed open padel court development. The facilities are of a scale and design that are sympathetic and subordinate to that of the existing buildings/structures on the site. The Padel courts have been located on an under utilised area within the site of the existing facility and the proposal would be seen against the backdrop of the existing buildings and structures present. The proposal also provides additional planting to comply with the BNG biodiversity enhancements. In summary, it is considered that the development is in accordance with national and local planning policy, in demonstrating the need to make the most efficient use of land, create high quality development and in maximising the use of the existing facilities whilst supporting business and member participation without impeding amenity or creating an unacceptable impacting ecological impact. National planning policy sets out a presumption in favour of sustainable development, which confirms that development that accords with relevant policies in an up-to-date development plan should be granted planning permission without delay. This Statement has demonstrated that no significant adverse impacts will be generated in terms of the key material considerations and as such, the Proposed Development is in accordance with the adopted Development Plan and national policy and should be approved without delay.