

Planning Application Consultation Response

Planning Ref: SMD 2026 0177

Below are our comments regarding opportunities for play, open space, playing pitches, and alignment with Sport England's Active Design guidance.

Open Space and Active Design

The proposed development is located approximately 1Km West of Cheadle Town Centre, where a range of existing facilities, including the nearest significant play areas are located, both managed by Cheadle Town Council.

The closest play area is a smaller a Local Equipped Area for Play (LEAP) of Mercian Way approximately 50m from the proposed development, this area is currently managed by the developers of the site there.

The closest substantial play area is located at Tean Road approximately 900m away (1.5km by road).

From the submitted plans, it is clear that there are no plans to add a play area and given the proximity of the current Leap we would not advise that it would be necessary to add another to this development. We would however recommend that a contribution towards the enhancement and maintenance of wider play in Cheadle area should be sort. This is calculated at £149.60 per dwelling for 37 dwellings £5535.20. Additionally, a contribution in the local area towards the enhancement and maintenance of local parks and green spaces. This contribution is calculated at £75.20 per dwelling for 37 dwellings, resulting in a total contribution of £2782.40. These contributions should be payable to the District Council for use within a 2km radius of the development.

Playing Field Contribution

There is currently an identified need for an additional full sized 3G pitch as set out in the Local Football Facilities Plan (LFFP) within this area, and transformation plans for the refurbishment the local leisure centre, are also in their initial stages.

Using Sport England's Playing Pitch Calculator, we recommend that contributions are sought towards both of these projects: -

- £20,425 towards Swimming Pools
- £15,697 towards the Sports Halls
- £2,633 towards the artificial 3G pitch.
- £1,601 towards changing facilities.

In addition, the development is expected to generate an estimated population increase of 94 residents, which will also increase usage and maintenance demands on existing grass playing pitches.

Using Sport England's Playing Pitch Calculator, we recommend that contributions are sought towards lifecycle maintenance costs as follows:

- £1,108 per annum for natural grass pitches
- £147 per annum for artificial grass pitches

This results in a total annual contribution of £1,255. We recommend that this contribution is secured over a 10-year period, resulting in a total maintenance contribution of £12,550.

These contributions should be payable to the District Council for use within a 2km radius of the development.