

Planning Application Consultation Response

Planning Ref: SMD 2026 0188

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) off Mercian Way approximately 50m from the proposed development, this area is managed by the developers.

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, we would normally expect to see a LEAP on a development of this size, however given the proximity of the current LEAP we would 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 135 dwellings £20,196. 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 135 dwellings, resulting in a total contribution of £10,152. These contributions should be payable to the District Council for use within a 2km radius of the development.

A public right of way passes close to the entrance to the site and presents an opportunity to strengthen active travel connections within the development. Consideration should be given to linking internal pedestrian and cycle routes directly to this route, creating a coherent and attractive movement network throughout the site. Clear, high qualifying wayfinding and signage should be incorporated to promote the route, improving legibility, and encouraging its use as an active travel corridor for residents and visitors.

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: -

- £64,535 towards Swimming Pools
- £49,595 towards the Sports Halls

- £8,318 towards the artificial 3G pitch.
- £4,697 towards changing facilities for 3G.

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:

- £3,253 per annum for natural grass pitches
- £871 per annum for artificial grass pitches

This results in a total annual contribution of £3,685. We recommend that this contribution is secured over a 10-year period, resulting in a total maintenance contribution of £36,850.

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