

Planning Application Consultation Response

Planning Ref: SMD/2026/0201 Land off Breach Road Brown Edge

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 350 meters from the centre of Brown Edge Village, where a range of existing facilities, including the closest play areas are located, both managed by Brown Edge Parish Council. There is easy access to public transport, and public open access for walks within the local area.

The north of the scheme it shows a path and entrance out to the land beyond and there is mention of the Public Right of way that runs in an east to west direction approximately 430m to the north of the built development area within the site linking Broad Lane with Hough Hill and the wider Public Right of Way network around Brown Edge. It mentions that this right of way borders land within the ownership of the applicant, can it be confirmed that a new right of way across this land will be created to link the two paths and allow access to and from the scheme on a permanent basis.

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.

For a development of this size, we would normally expect the provision of a Local Area for Play (LAP), which has been incorporated into the proposed layout. However, we would typically expect the LAP to be located away from the main road due to concerns relating to traffic and air pollution and positioned more centrally within the development to improve accessibility for residents. In addition, the proposed location is in close proximity to the pond and pumping station, which would not be considered an appropriate setting for a children's play area. We would therefore recommend that the LAP be relocated to a more central location within the scheme.

Additionally, a contribution in the local area towards the enhancement and maintenance of local parks and green spaces. The nearest greenspace and recreation area being approximately 350m away from the site entrance. This contribution is calculated at £75.20 per dwelling for 55 dwellings, resulting in a total contribution of £4136. These contributions should be payable to the District Council for use within a 1km radius of the development.

Playing Field Contribution

In addition, the development is expected to generate an estimated population increase of 136 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:

- £1,604 per annum for natural grass pitches
- £213 per annum for artificial grass pitches

This results in a total annual contribution of £1,817. We recommend that this contribution is secured over a 10-year period, resulting in a total maintenance contribution of £18,170.

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