Cornes, Joshua

From: REDMOND, Jo
Sent: 25 August 2026 11:29
To: REDMOND, Jo
Subject: FW: 25/01764/OUT Grid reference 348876359209 Greelands Tattenhall ML comments August 2026
Attachments: _21st Century Allotments in New Developments Information Sheet (1).pdf; pitch calcs 110 dwellings 2026.pdf; Legal doc 2026.docx

The revised drawing does not suggest the open space offer has changed much from the original plan submitted in 2025. Plan shows locations, but no design details for onsite provision for play, allotment, amenity greenspace and a large area of semi natural open space referencing tree planting, wildlife and recreation.

As previously advised, onsite provision is required for 3 open space typologies, amenity greenspace 2,530sqm, play126.50sqm (plus some additional buffer transitional space) and 379.50sqm for formal allotment provision.
The revised plan confirms that 0.05ha of allotment provision is proposed. This is slightly more than policy requires and is welcomed.
0.35ha of amenity greenspace located by the play facility, again this is slightly more than policy requires and is welcomed.
Confirmation of the area being proposed for the play facility is not confirmed, it's circa 300sqm. Applicant needs to confirm the size to confirm that the quantity standard for this typology is met.
There is also 2.81ha of other semi natural open space I've assumed associated with BNG obligations?

Just a couple of comments re the plan, its indicated that some high voltage cables are being diverted underground. Plan suggests this will be northwards out of the development. Just wanted to check this is the case and they will not be within the location of the allotment.
Regarding the location of the allotment, the plan suggests significant woodland planting around the allotment. This will create shading which may impact optimum growing conditions for plot holders so suggest either relocating allotment to a more open location not close to woodlands or reduce woodland planting around the vicinity/boundary of the allotment.

As no further design details have been provided for theplay and allotment provision, so I cannot provide any further feedback to proposals. Applicant to note play and allotment guidance previously provided.

<u>Sports pitches</u>
No onsite provision required, instead developer sums apply. This application creates 253 people. Running this population through the pitch tool generates the following:
Football 0.06 adult, 0.14 youth & 0.11 mini grass pitch need MES*
Rugby Union 0.02MES*
Hockey (adult, junior & mixed) 0.02 MES*
Cricket 1.14 MES*
MES is match equivalent session per week peak period and in the case of cricket match equivalent session per season.
There is also some training demand generated for football, rugby union & hockey.

Tattenhall comes under the Rural South PPS location. There are limited sites identified within the PPS listed as having need for pitch, changing or maintenance need for some sports so not all sums triggered have been requested.

As this is an outline application, I have attached a legal document listing where any developer sums triggered by this application could be allocated to.

No further comments to make at this stage. If you have any queries please contact me Jo.
Mary