



Date: 11 November 2022  
My ref: CY/H&RAC/OCT2022  
Your ref:

Mr Peter Appleby  
29 Kingston Grove  
Stockport  
SK4 4SF

Dear Mr Appleby,

I refer to your public question that you submitted to the October 2022 meeting of the Heatons and Reddish Area Committee relating to the "Peel Moat Astro Turf Pitch".

I have now been advised that: -

In the current Development Plan for Stockport, the site is designated as Open Space.

Areas of Open Space are protected through the National Planning Framework (NPPF) under paragraph 97, which states that;

'Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.'

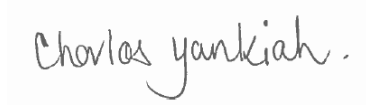
At a local level, paragraph 97 of the NPPF is mirrored by UDP Review Policy UOS 1.3 'Protection of Local Open Space' which goes on to state that development within 'Local Open Space' will only be permitted where it would be replaced by open space of equivalent or better quantity, quality, usefulness and attractiveness.

Overall, the above designation identifies the site to have various restrictions in place to preserve it as open space. Should anyone propose development on that land in the future, any planning proposal would have to be determined in accordance with the development plan (of which the above policies form part), unless material considerations indicate otherwise.

If you have any further queries in relation to this matter, please contact Richard Booker, Play & Infrastructure Officer at [richard.booker@stockport.gov.uk](mailto:richard.booker@stockport.gov.uk)

On behalf of the Area Committee, I would like to take this opportunity to thank you for taking the time to contribute to the discussion on this matter.

Yours sincerely,

A handwritten signature in black ink that reads "Charles Yankiah." The signature is written in a cursive style and is contained within a light gray rectangular box.

Charles Yankiah  
CSS Manager (Legal & Democratic Services)