Katie Raw

From: [redacted]
Sent: 26 February 2026 17:56
To: Katie Raw
Subject: 144830/FO/2025 consultation - Former Levenshulme Cricket Club - Manchester Active Comments

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Dear Katie

Thank you for consulting Manchester Active on the above application.

There will be a loss of playing field associated with the proposal and there is a requirement to mitigate the loss by virtue of paragraph 104(b) of the NPPF and Manchester's Sport Strategy objectives. Manchester Active make no comment as to the need for housing or compliance with planning policy; that is a matter for the Local Planning Authority and statutory consultees to assess. Comments are made in relation to deficiencies/spare capacity of pitch provision across all pitch types and sizes within the locality as informed by the Playing Pitch and Open Space Strategy (PPOSS), and the mitigation proposals synergy with Sports Development Objectives.

The PPOSS has been used to help inform these comments and appropriate mitigation for the loss of playing field. The current position is that there is a shortfall of playing field citywide and within the locality of the proposal site to meet current and forecasted unmet demand to 2031. For that reason the Sport Strategy requires all playing field whether, in use or disused to be protected from development or replaced in accordance with the NPPF.

An options appraisal was undertaken to identify a suitable mitigation site within Levenshulme to accommodate a new cricket pitch and/or football pitch. The appraisal criteria required the site to be within a 20 minute active travel catchment, include an area of green space that is not currently classed as a functional playing field, and be supported by existing ancillary sports provision to ensure sustainability. The site also needed to comply with planning policy and align with Manchester's Sport Strategy objectives. There were no sites that fit that criteria within Levenshulme, but Annie Lees Park located within Longsight was the only site identified that met all of these requirements.

Negotiations are currently underway to finalise the mitigation plan and financial contribution. Manchester Active **is supportive of the proposal**, provided that the financial contribution for pitch improvement works at Annie Lees Park is secured via a s106 agreement. Furthermore, Manchester Active requests to be consulted on the wording of the s106 agreement to ensure that the triggers, contributions, and site details are appropriately specified.

The financial contribution and site specifics will be submitted to you after 10th March when I come back from leave.

Kind Regards

[redacted]
Capital Development Manager
Email | [redacted]
Telephone | [redacted]

Please note my working days are Tuesday to Friday

Address | C/o House of Sport Manchester, Etihad Campus, Gate 13, Rowsley Street, Manchester M11 3FF **(DIRECTIONS)**



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