

# PLANNING

## EIA SCOPING REQUEST

**Applicant details:**

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**Agent details:**

Name: None

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**The Site**

Address:

Cornhill, south of Leek – see plan

Any adjoining land owned or controlled:

Adjacent land owned by co-applicant (SMDC): Leek Cattle Market, Leek – Leekbrook Greenway (former railway line), Birchall playing fields.

Adjacent land owned by co-applicant (SCC): None

Area: Highway – approximately 11,000m<sup>2</sup>

Housing – approximately 11,000m<sup>2</sup>

Commercial – approximately 8,100m<sup>2</sup>

Total = 30,100m<sup>2</sup> (3 hectares)

Current or last use:

The land on which the proposals are identified are: office car parking, rough grassland, open greenspace and the southern end of Leek Cattle market. See plan for details

**The Proposal:**

Proposed use or development:

Commercial & housing development with supporting access infrastructure. The two main aims of this scheme are for employment generation (B1/B2 planning designation) and the provision of housing. The infrastructure required to service these two uses also serves an additional function, that being the first phase of a link road between the A520 and A53.

Number of dwellings or commercial floor space:

This level of detail is not available at this stage.

Full or outline application intended:

Full for provision of highway with details reserved for housing & commercial developments.

**Essential Supporting Information (must be attached):**

Location map (recognized scale - 1:2500 or 1:1250):

Due to size of proposal, 2 plans are provided. 1 @ 1:10,000 & 1 @ 1:1,250

Full description of proposal including indicative drawings:

The proposal has three distinct aspects: 1, a 1.1ha housing development plateau adjacent to Birchall Playing fields; 2, a 0.8ha commercial development plateau at the southern edge of the cattle market; 3, 400m of new 7.3m wide highway with associated cycle/footways.

Considering these in turn:

1. Housing Development Plateau

This site has not been identified as being previously developed. It is currently informal public open space used by the local residents for dog walking and as part of a walking/cycling route from the adjacent Sandon Street residential area accessing/egressing the Leek – Leekbrook Greenway (former railway line). The site has been identified as having a 'biological diversity alert' status due to the potential range of flora/fauna.

2. Commercial development plateau

The Commercial Development plateau has four distinct parts: (1) there is a small element of the informal public open space as per the Housing Development Plateau, (2) there is an area of rough grassland which is fenced with single-strand barbed-wire fencing into a series of separate areas, (3) there is an area with high fencing and paved surface that use to be the site of a building, (4) there a rough stoned area which is used by vehicles associated with the cattle market.

3. Highway

The land affected by the proposed highway falls into two distinct parts. Firstly, the eastern 2/3<sup>rd</sup>s lies in land that is currently part of the car park for the Co-op's / Capita's office building. The remaining area lies in an area of rough grassland subdivided, as per (2), with single-strand barbed-wire fencing. Also, the construction of the highway would require the training of parts of the open water course

There are a series of elements of the existing environment which have the potential to harbour or be important to the indigenous/protected flora & fauna. The undeveloped, unmanaged rough grassland areas and the open stream course in particular. Therefore and in association with the remainder of the site, full environmental investigation will be undertaken as part of the project development process.

**Other Useful Information (Please provide any additional information which may be helpful):**

Environmental surveys

Environmental surveys were undertaken previously (2009) but due to the potential for environmental change in the intervening period, these further studies will be undertaken. Copies of the former studies can be provided if thought useful by SMDC.

Topographical survey of site:

Provided previously

Photographs of site and surroundings:

Provided previously

Known planning history specified:

The known planning history Co-op/Capita car park is restricted to purely that use. There is no known planning history to the rough grassland or the informal public open space.

SMDC own and therefore presumably know the history to land use (3) within the proposed commercial plateau area. No planning history is known to SCC.

SMDC own and therefore presumably know the history to land use (4) within the proposed commercial plateau area. Other than the vehicular use linked to the Cattle Market, any other planning history is not known to SCC.

**Please return form and supporting information directly to the Planning Department.**