

WEAVERS CLOSE SEMI-DETACHED HOUSES



NESS GROVE RESIDENTIAL DEVELOPMENT



CHURCHILL ROAD RESIDENTIAL DEVELOPMENT



DOVEDALE CLOSE SEMI-DETACHED HOUSES



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FACILITIES

The historic centre of Cheadle provides residents with varied facilities, including supermarkets, shops, places of worships and health services. The nearest primary school (Cheadle Primary School) is located approximately 1.4km to the south of the site, with the secondary school (Cheadle Academy) approximately 1.7km from the site to the south.

The closest bus stop is located 30m from the western edge of the site at the junction off of Froghall Road and Donkey Lane, and 300m from the proposed access point. It provides public transport links to Leek, Upper Tean, Hanley in Stoke-on-Trent and Rakeway, as well as to Cheadle town centre.

The closest train stations are located in Blythe Bridge and Uttoxeter, approximately 6km and 14km respectively.


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SUPERMARKET



ST. GILES CHURCH


HIGH STREET SHOP

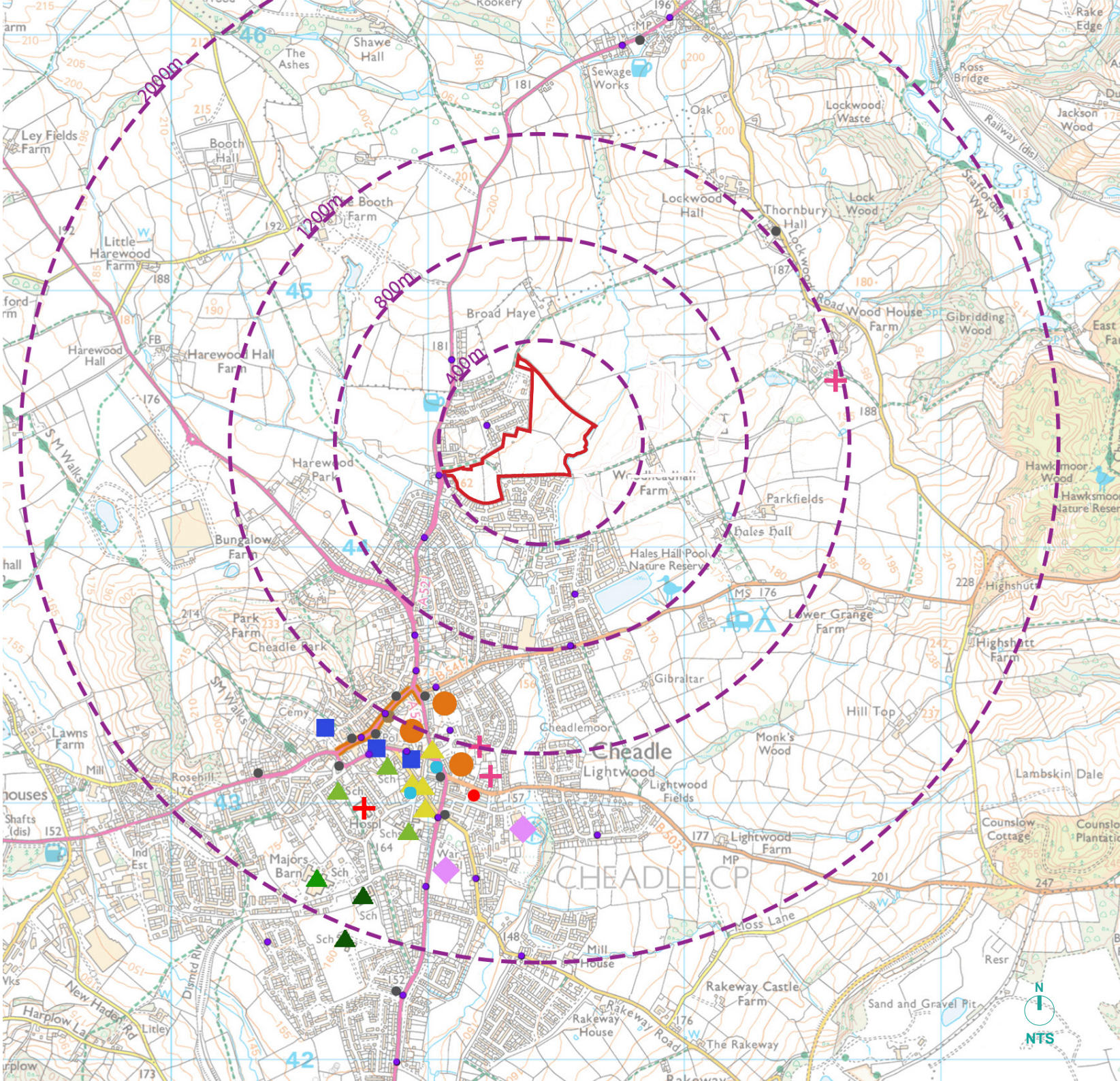

FIGURE 3.9 FACILITIES PLAN

CONSTRAINTS AND OPPORTUNITIES

The evaluation of the site and its context has identified key on and off-site features which have helped to inform the decision making process and the continuing evolution of the development proposals. In summary the site has very few physical constraints to development of the type proposed. Those that do exert an influence are as follows:

SITE CONSTRAINTS

- Consideration should be given to views experienced from adjacent residential properties and footpaths.
- Existing landscape features, such as the existing boundary vegetation, TPO trees and internal hedgerows, should be retained and enhanced.
- Public access should be retained along footpath 'Cheadle 39'.
- Cecilly Brook holds some value in terms of ecology and a suitable buffer should be allowed for this. Land around Cecilly Brook is worthy of retention and biodiversity protection and enhancement measures should be put in place as per Ecology Statement.
- There are two former mine shafts identified on site. The investigation undertaken by e 3 P in 2016 examined that on the Phase 1; site to be capped with a 2 x 2 m concrete pad (0.8-1 m thick) and requiring no further works. Concerning the coal shaft on the phase 2; site was found to be 4-5 m in diameter and backfilled with siltstone gravel and capped with brick.
- Utilities and infrastructure constraints include overhead and underground electric cables that span across the western and eastern parts of the site.

SITE OPPORTUNITIES

The development proposals seek to minimise environmental disruption and maximise enhancement potential across the whole development area. Some aspects identified as constraints above also present significant opportunities for major beneficial changes, as follows:

- The existing landscape and Site features will form the basis of an enhanced green infrastructure framework. Open space will permeate through the Site and the access to the Footpath Cheadle 39 will be retained. The existing hedgerows will be enhanced with additional vegetation;
- The Cecilly Brook will form a diverse area of open space as part of the Green Infrastructure for passive recreation and biodiversity enhancement;
- A proposed educational facility within the Site will improve access to education in the north of Cheadle;
- On-site attenuation pond would be provided to ensure that the development will contain adequate drainage facilities and minimise flooding in the future;
- Additional sport facility will be created for the benefit of the local community.