

Regeneration Consultation Response

Planning application SMD/2021/0537

The Casey Group Ltd, Land at Barnfields Industrial Estate Sunnyhills Road, Leek

Variation of conditions 4 & 13 and Removal of Conditions 10 & 19 of Planning Permission
SMD/2014/0750

The application is to delete and vary four conditions that are attached to the outline planning permission for the Cornhill Regeneration Project (ref. SMD/2014/0750); and should be seen in combination with a reserved matters application submitted pursuant to outline permission ref. SMD/2014/0750.

The delivery of the original mixed use application has in part been held up by viability issues connected to the marina basin and approval of this variation would enable the development to move forward, but would enable the marina to be fully built out should alternative sources of funding be secured.

Staffordshire Moorlands District Council's Regeneration team are supportive of this approach, as it will enable housing, employment space and facilities linked to the heritage railway to be developed on a site which has been vacant since 2013, and will enable the canal marina proposals to be delivered in the future. The development will also help stimulate the housing market, provide local jobs through construction and the supply chain. Further details of the impact of this is provided in letter of support for reserve matters application.

Helen Pakpahan

Senior Regeneration Officer

Staffordshire Moorlands District Council