

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 12 October 2021 10:21:56

Application Reference No. : SMD/2021/0536 Site Address: Land at Barnfields Industrial Estate Sunnyhills Road Leek Staffordshire ST13 5RJ Comments by: Chris Daborn Local Resident

From:

25

Junction Road

Leek South

Leek

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Phone:

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Submission: Objection

Comments:

Barnfields Canal Basin

The condition that the developer of the Barnfields site for housing also delivers a mooring basin should be retained unless an alternate guaranteed plan for the same is on the table.

It would be good if SMDC planning dept could come up with and shared an outline plan of how the train station on one side and canal basin on the other is to be sited.

An area along the town side and end of the basin [assuming it to run parallel with the Churnet] should be reserved for waterside buildings as per note 3 below. The river side of the basin should be landscaped to provide an open public space. The basin most definitely should not be fenced off on this side.

Terminating the Leek branch of the Caldon Canal in a basin sited within Barnfields would provide a number of wins that need to be promoted ; these I suggest could include:

1. A fitting end to the scenically special Leek branch of the Caldon Canal where boats can safely moor, and boaters can easily access shops and services ; this would be enhanced by the provision of water and sanitation facilities.
2. An opportunity for Leekbrook [ultimately Leek] to Consall Forge rail-canal / canal-rail excursions with a meal / drink at the Black Lion in the middle
3. An opportunity for waterside buildings catering to artisanal / small business / associations / tourism / restaurant / accommodation etc ; these to serve canal / rail users, cyclists, walkers, townspeople and visitors alike.
4. Opportunity for linkage to river and canal walks and the Ladderedge Country Park and a value-added feature for the residential area, local people and visitors.

With the coming of the rail station to Barnfields this area is logically going to attract both residents and tourists

- adding a canal basin and surrounding canal side buildings would bring significant added amenity value as a fit for purpose development creating, for generations to come, a unique and broad based jewel to enhance the crown of attractions that makes Leek such a special and privileged place in which to live and for tourists to visit.

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