

**Adoption Statement  
Town & County Planning (Local Planning) (England) Regulations 2012  
Cheadle Town Centre Masterplan Supplementary Planning Document**

This statement has been prepared in accordance with The Town and Country Planning (Local Planning) (England) Regulations 2012 and gives notice that Staffordshire Moorlands District Council formally adopted the Cheadle Town Centre Masterplan Supplementary Planning Document (SPD) on the 26<sup>th</sup> March 2014.

In accordance with the regulations the period by which any person aggrieved by the SPD may apply to the High Court for permission to apply for judicial review of the decision to adopt the SPD is not later than 3 months after the date on which the SPD was adopted.

**Subject Matter and Area of Coverage:**

The aims of the Masterplan is to identify a complimentary set of development opportunities that will stimulate economic growth through private and public sector intervention. The masterplan will direct the District Council and other partners approaches to improving the town centre.

**Availability of this Adoption Statement, Cheadle Town Centre Masterplan List of Modifications, Cheadle Town Centre Final Masterplan Interim Policy Statement, Final Sustainability Appraisal and Consultation Statement including Addendum:**

These are available for inspection throughout this period during normal opening hours (excluding public bank holidays) at the following District Council offices:

Cheadle Councils Connect, 15a/17 High Street, Cheadle, Staffordshire Moorlands, ST10 1AA.

Leek Councils Connect, Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ.

Alternatively, these are available on the District Council's website:

[www.staffsmoorlands.gov.uk/cheadletowncentremasterplan](http://www.staffsmoorlands.gov.uk/cheadletowncentremasterplan)

Further information can be obtained from the Planning Policy section by calling (01538) 395570.

**Public Consultation on the Cheadle Town Centre Masterplan**

Public consultation on the Cheadle Town Centre Masterplan took place from the 1<sup>st</sup> November 2010 and the 10<sup>th</sup> December 2010.

The publication of the Draft Cheadle Town Centre Masterplan was undertaken at that time in accordance with The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2009.

Copies of the Draft Cheadle Town Centre Masterplan, Appendices (which includes a Sustainability Appraisal) and Consultation Statement were available for inspection at Leek and Cheadle Councils Connect

- Copies of the Draft Cheadle Town Centre Masterplan, Appendices (which includes a Sustainability Appraisal) and Consultation Statement were available on the Council's website at [www.staffsmoorlands.gov.uk/cheadletowncentremasterplan](http://www.staffsmoorlands.gov.uk/cheadletowncentremasterplan)
- Targeted public consultation was undertaken with the details of this being contained in the Cheadle Town Centre Consultation Statement Addendum

There were 16 individual representations to the consultation. Details of the representations received and modifications made to the masterplan are set out in the **Consultation Statement Addendum**.

**The key modifications to the Draft Masterplan are:**

- Deletion of reference in the diagram on page 72 to 'refurbishment for assisted care accommodation or leisure use' and replace with 'refurbishment for leisure or community uses'.
- Deletion of reference in the diagram on page 72 to 'refurbishment for assisted care accommodation or leisure use' and replace with 'refurbishment for leisure or community use'.
- Include reference to former coal mining activities within section on 'Environmental Risk' on page 104
- Where appropriate reference made to the presence of surface coal resources/ former coal mining activities in tables page 131 to page 141
- Deletion of reference in the diagram on page 72 to 'refurbishment for assisted care accommodation or leisure use' and replace with 'refurbishment for leisure or community uses'
- Addition of further data to highlight the growing number of visitors to the Staffordshire Moorlands and Alton Towers in particular.
- Reference to MFS2 (Manual for Streets 2) and acknowledge a Commuted Maintenance Payment is a possibility pages 78-107
- Inclusion of a reference to data used as evidence relating to a comment made on traffic data
- Deletion of reference to 'Highways' from the tables on pages 142 and 143
- Update references to PPSs and PPGs and reference to 'Streets for All: West Midlands'. Update reference to AWM. Removal of reference to RSS.
- On page 135 (Hurst's Yard) include 'Environmental protection may limit site capacity within 'Constraints' section. On page 136 (Carlos Close) include 'Environmental protection may limit site capacity' within 'Constraints' section.
- Reference to the CCTV system needs to be added to the document.
- Insert additional bullet on page 149 in the final column under 'Preparation of development brief for key sites' to read 'Preparation of a Design Guide for the setting of St Giles (RC) Church'.
- On page 135 (Hurst's Yard) include 'Proximity to the setting of St Giles RC Church with Pugin's school and presbytery' within 'Constraints' section.
- Insert additional bullet on page 38 under 'Townscape' to read 'Recognise the visual importance of St Giles (Anglican) Church and the amenity value of the churchyard'.
- Revision of Appendix 3 - Sustainability Appraisal to ensure text addresses key potential impacts e.g. St Giles Church.

**If you have any queries about the Cheadle Town Centre Masterplan SPD please contact the Planning Policy section on (01538) 395570 or email [forward.plans@staffsmoorlands.gov.uk](mailto:forward.plans@staffsmoorlands.gov.uk)**

**If you would like to purchase a paper copy of the document please contact Customer Services Planning and Building Control on 0345 605 3013.**