



Cheadle Town Council



Our Ref: HH
Your Ref: Local Plan Examination

18th September 2018

Ms Angela Weate
Programme Officer
Moorlands House
Stockwell Street
Leek
ST13 6HQ

Dear Ms Weate,

Staffordshire Moorlands Local Plan Examination.

Cheadle Town Council wish to comment on the Inspectors MIQ's in relation to the Staffordshire Moorlands Local Plan Examination. However, as no previous representations were provided by the Town Council they would be extremely grateful if the Inspector would now take their comments into consideration at the impending hearings.

Duty to Co-operate – Section 1.43 – 1.45

Section 110 of the Localism Act sets out a 'duty to cooperate' for local planning authorities and other prescribed bodies in relation to planning for sustainable development when preparing Development Plan Documents, other Local Development Documents and other plans relating to strategic matters.

However, at 5.4 of the Final signed Statement of Common Ground between Staffordshire Moorlands District Council, Stafford Borough Council, Stoke on Trent City Council and Newcastle under Lyme Borough Council it states that although SMDC made a request to Stafford Borough Council to assist with meeting the shortfall of 190 new homes it appears that no such request has been made to any of the other cooperating Authorities. Consideration should be given to whether the City of Stoke on Trent Council and the Newcastle Borough Council could accommodate any housing shortfalls within the Staffordshire Moorlands area and particularly a small town such as Cheadle.

In the letter to the Planning Inspector dated the 21st August 2018, SMDC confirms that both Stoke on Trent City Council and Newcastle under Lyme Borough Council have not requested assistance with help to meet their combined development needs but has not confirmed whether SMDC has asked either Authority for help to meet theirs.

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Vision for Cheadle – S3.19

This section refers to the town's social and physical infrastructure stating that its town centre will become more vibrant and attractive supported by investment in the town. The town's heritage will be maintained and where possible enhanced. Links focused on the town centre and improved access to other urban areas.

Some facilities highlighted within the plan are now non-existent or have been considerably reduced including the Community Hospital, local library, youth services and many of the bus services. Although Cheadle has its own historical market this is a privately owned. In order to retain the town's heritage an agreement to purchase the market was arranged by S.M.D.C in 2014. It was later announced they were unable to go ahead with the purchase, no reasons have been provided. S.M.D.C. have now set up a small market in Greyhound Walk, which is in the entrance to the main car park which is now in competition to the towns historic market. The Council wish to retain their local heritage including the historical market all of which now needs to be taken into consideration within the plan.

Overall Housing Target – S1.4 Core Strategy

The Staffordshire Moorlands Core Strategy was adopted in March 2014. The Core Strategy identified a housing requirement of 300 homes per year and an employment land requirement of at least 24ha over the period 2011 to 2026.

In the SHMA SMDC housing figures appear to be relying on maximum values in all areas and also includes backdating an under delivery shortfall from 2012. SMDC need to clarify and simplify what the overall housing target will be. SMDC have provided insufficient evidence to justify an increase from 195 to 320.

Cheadle North Strategic Development Area – S9.66

This is a key strategic mixed use development site in the Local Plan. It presents an opportunity to provide new housing and a new primary school to serve the northern part of the town. The southern section of the site is already located within the town development boundary and identified in the Core Strategy as a broad location for housing.

This site option was the subject of a previous review by a Planning Inspector and on his recommendation the site was taken out of the plan. If this site is not reinstated there will be no provision of a much needed school in the north area but equally there will also be no infrastructure in place to support the development. According to the plan the school organisation team (SCC) has identified the need for new school places.

Mobberley Strategic Development Area – S 9.82

This is a key strategic housing site in the Local Plan. It presents an opportunity to provide new housing and associated public open space in the south west of Cheadle. The majority of the land lies within the town development boundary and a small proportion of the area to the south lies within the Green Belt.

The Green Belt Review (2015) recommends that the area could be considered for release under 'exceptional circumstances'. Currently there is no direct access to the undeveloped area within the town development boundary via the existing road network. Access to the area can be achieved via land north of the veterinary practice which is currently in the Green Belt. There are considered to be exceptional circumstances to release this small section of Green Belt to be able to gain access to this area.

SMDC need further clarification of the exceptional circumstances it would rely upon in order to release this section of green belt for access and how this would be achieved.

S.9.83

The Cheadle Town Centre Phase 2 Study (2017) considered the provision of a link road between the A522 Tean Road and Brookhouse Way / A521 as part of this residential scheme. SMDC would need to clarify that the timing of the proposed link road would be crucial in order to prevent disruption by way of excessive traffic through the town.

Town Centres and Retailing – S8.66 – 8.70

Retailing and other key town centre uses like offices, leisure uses such as hotels and cinemas and cultural facilities like those connected with performance and the arts should ideally be focused in town centres.

The royal Oak on Cheadle High Street is a perfect example of a building which has both character as well as having an historical impact for the Town. Three years ago this building achieved planning permission to convert to flats. As at today no work has commenced and the building remains derelict. Given that there are limited areas within and without the town that are considered suitable sites for a hotel SMDC need to consider their own local plan when approving planning permissions as to the use of a building which is in a conservation area and ideally located.

S. 8.67

It is also extremely important to ensure that our town centres, which are our key service centres for a large rural hinterland, are accessible by a choice of means of transport as well as to pedestrians. It is recognised that a proportion of town centre users travel by private transport and need convenient parking places to encourage them to use the town centres rather than go to other centres outside the District.

The Town Centre is no longer available to a range of public transport, the High Street being narrow and one way and alternative routes also being narrow do not accommodate larger vehicles and trucks. Car parking is mainly pay and display and times needs clarifying in order that visitors are not put off. Currently the main car park on Tape Street is closed in the evenings and visitors are unsure whether they can or cannot park there. Bus services have, as previously highlighted, been severely reduced both into and out of the town resulting in residents and visitors alike not being able to rely on public transport This does not give a choice and means of transport as indicated in the local plan and parking times need clarification.

The Town Council appreciate the Inspectors consideration of their comments.

Yours sincerely,

Ms Helen Hunter

Town Clerk

