

# Land North of Leek New Road, Baddeley Green, Stoke-On-Trent

## Frequently Asked Questions – Public Consultation

This document is intended to provide answers to questions you may have around our consultation and provide information on how you can get involved.

### What is the purpose of this consultation?

Hourigan Connolly (Chartered Town Planners) is preparing a full planning application on behalf of joint applicants Redrow Homes Limited and Anwyl Land Limited. We have been instructed to notify neighbouring homes and businesses, and other interested parties that a planning application is currently being prepared for the development of 6.43 hectares of land lying to the north of Leek New Road, Baddeley Green for 140 no. new homes, open space and associated infrastructure.

Pre-application discussions have taken place and are ongoing with Officers of Stoke-on-Trent City Council and the proposals take account of their initial feedback.

This consultation exercise provides an opportunity for the applicants to explain the proposals before the submission of the formal planning application to Stoke-on-Trent City Council. Feedback received from this consultation will inform the final details of the planning application

### Who are the applicants?

The joint applicants are:

- Redrow Homes Limited - a well established national housebuilder with an enviable track record of delivering high quality developments.
- Anwyl Land Limited – a well established land promoter.

### Why aren't you holding public events and how can I speak to the project team?

Due to the COVID-19 pandemic, we will not be holding face-to-face public consultation events to reduce the risk of spreading the virus. We are instead providing alternative ways for people to get in touch with us and make an informed response to the consultation.

### When will you be submitting the planning application?

We plan to submit the planning application to the Council following the consultation period and once we have had a chance to consider all comments received. With that in mind we expect to submit the planning application at the end of March 2022.

## How many and what type of houses are proposed?

The proposed scheme comprises 140 no. new homes ranging from one to five bedrooms which be designed so they appeal to a broad section of the community. All of the proposed house types will comply with the Government's National Described Space Standards (NDSS). Out of the total provision there would be 105 market homes and 35 affordable homes. The affordable homes account for 25% of the total which complies with the Council's policy. The tenure split is to be agreed with the Council however it is envisaged that the affordable homes will be a mix of social rent, shared ownership and first homes.<sup>1</sup> All the affordable homes will be tenure blind so they integrate into the layout.

## Why are you proposing development on this site?

- There is a need for new homes to be delivered across the Country including Stoke-on-Trent.
- The applicant's consider that the site is an ideal site for housing as it is in a sustainable location. This was recognised in the Council's Joint Local Plan Preferred Options Consultation document (February 2018) which identified the site as a Preferred Housing Site for up to 178 dwellings, and the Council's 2019 Strategic Housing Land Availability Assessment (SHLAA) (site ref: 491) as being one which is available and achievable.
- The part of the site where new homes are proposed is not constrained by local, regional or national statutory or non-statutory designations.
- The traffic generated by the development could be safely accommodated on the road network.
- The survey work carried out to date has not identified any issues that would mean the site could not be developed as envisaged.

## What is the plan for the allotments?

The private allotments are to be retained and are excluded from the application site. Plot holders will therefore be able to continue to access the allotments via the existing gated access on Leek New Road.

## What about providing green space and biodiversity?

In terms of open space this is a scheme that provides for generous areas of open space extending to 1.4 hectares (excluding areas for sustainable drainage purposes) of the 6.43 hectare application site area. The open space has primarily been located along the periphery of the development, some of which is designated as Green Belt where such informal leisure uses are not inappropriate development. In our view the proposed scheme provides an effective transition between built development and the wider countryside beyond the proposed development. In terms of the quality of the open space proposed this will be developed as the scheme progresses but provision has been made for a Locally Equipped Area of Play (LEAP) as well as areas of more informal open space.

You will note from the submitted details that land highlighted in blue is also under the control of the joint applicants and can be made available for biodiversity enhancements if necessary in addition to land within the red line boundary. The scheme will be seeking to ensure that there will be no net loss of biodiversity at the site.

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<sup>1</sup> <https://www.gov.uk/guidance/first-homes>

## What will be done about the impact 140 no. new homes will have on school spaces, health care and local services?

As part of the planning application the Council will consult with a number of statutory consultees that could be affected by the proposals for example the Education Authority and the Clinical Commissioning Group (CCG). The proposals will mitigate any impact on local infrastructure through appropriate financial contributions (as deemed necessary by the Council and agreed by the applicants where they meet the tests set out in Regulations) to be embodied in a Section 106 Agreement. It is well established planning principle that it is not the responsibility of the applicant to remedy existing deficiencies with social infrastructure, however it is acknowledged that the development should not make the situation worse, hence this is why development proposals have to mitigate their impact on social infrastructure through financial contributions where this is deemed necessary and the request complies with the provisions of Regulation 122 of the Community Infrastructure Regulations.

## How can I get involved?

There are a number of ways to comment on the draft proposals:

**By email:** [feedback@houriganconnolly.com](mailto:feedback@houriganconnolly.com) using “Baddeley Green” as the email subject line.

**On our website:** [www.houriganconnolly.com/baddeley-green](http://www.houriganconnolly.com/baddeley-green)

**By Post:** Baddeley Green consultation, c/o Hourigan Connolly, WeWork, 1 St Peters Square, Manchester, M2 3DE

**Consultation Period:** **Now until 27 February 2022.**

**Please note:** Comments received may be made public in details to be submitted with the planning application. All personal data will be redacted.

