

HOW TO COMMENT

We'll consider your comments and take them into account as we finalise our application. Our planning application will include a summary of the responses we receive as part of this consultation exercise, but your personal details will not be made public.

The scaled version of the draft proposed site layout and a 'Frequently Asked Questions' Information Sheet are available to view on the Hourigan Connolly website.

The consultation period will run from now until **27 February 2022**.

The details for submitting your comments are shown below:

By post:

Baddeley Green Consultation
c/o Hourigan Connolly
WeWork
1 St Peters Square
Manchester
M2 3DE

By email:

feedback@houriganconnolly.com referencing "Baddeley Green" in the email subject line.

Online:

www.houriganconnolly.com/baddeley-green

PROPOSED RESIDENTIAL DEVELOPMENT

Land North of Leek New Road, Baddeley Green

Hourigan Connolly (Chartered Town Planners) is preparing a full planning application on behalf of joint applicants Redrow Homes Limited and Anwyll Land Limited for a residential development at Land North of Leek New Road, Baddeley Green, Stoke-On-Trent. This leaflet is intended to provide some initial details of the proposals and to invite you to provide comments.

We are undertaking a period of consultation on the draft proposals so that the local community have an opportunity to engage in the process prior to a formal planning application being submitted.

All comments received will be used to inform and refine the full planning application before it is submitted to Stoke-on-Trent City Council.

When the planning application has been submitted, the Council will notify surrounding residents as part of their own statutory consultation process. You will then have a further opportunity to submit comments on the proposals directly to the Council.

At this pre-application stage, we value your comments on the draft proposals.

DEVELOPMENT PROPOSAL

There is an urgent need to increase the supply of new homes across the whole of the country and Stoke-On-Trent is no exception. The applicants consider the site at Baddeley Green to be an ideal site to help meet this housing need.

It is the applicants' intention to submit a full planning application. This means that all relevant details will be submitted up front for matters such as Access, Appearance, Landscaping, Layout and Scale. This approach provides greater clarity on how the site would be developed if planning permission was to be granted.

Independent consultants have carried out surveys to consider various technical matters such as ecology, heritage, trees, air quality, noise, highways, landscape, ground conditions and drainage etc. They have not identified any issues which would prevent the site from being developed. Each of those assessments is nearing completion and will be submitted to the Council with our planning application.

Below is an extract of the draft version of the layout. The key characteristics of the scheme are as follows:

- 140 new dwellings.
- A mix of types and sizes of new homes ranging from 1 bed to 5 bed, including 25% (35 homes) which would be affordable dwellings.
- A single point of access off Leek New Road.
- 1.4 hectares of the 6.43 hectares application site (edged red) would accommodate an equipped children's play area, informal open space and planting and landscaping.
- The creation of surface water drainage attenuation ponds which also have dual ecological benefit and are in addition to the 1.4 hectares of open space mentioned above.
- Significant retention of existing trees and hedgerows and provision of new landscaping and planting.
- Opportunities for biodiversity enhancements on site and on additional land controlled by the applicants (edged in blue line).
- Reconfiguration and improvement of the existing car park fronting Leek New Road which serves W James (Butchers and Farm Shop).

