

## **APPENDIX 3**

### **Cornhill, Leek Area Action Plan**



STAFFORDSHIRE  
*moorlands*  
DISTRICT COUNCIL

AIMING · FOR · EXCELLENCE

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Our Ref. 7608/CS

Your Ref.

Date: 2 February 2006

Dear Sir / Madam,

### **CORNHILL, LEEK, AREA ACTION PLAN**

Following my letter of 27<sup>th</sup> October 2005, explaining the latest position regarding the Cornhill Area Action Plan, I'm writing to confirm that on the 3<sup>rd</sup> December 2005 the Council decided to withdraw this document. The reason for this is to allow further work on options for south Leek to be investigated.

Work is currently taking place on the Council's 'Core Strategy' as part of the Local Development Framework. This Core Strategy will set out the broad planning principles for the Staffordshire Moorlands. The Strategy will include consideration of the future of the south Leek area. When options for the south Leek area are put together we will take into consideration the views expressed when we consulted you on the Area Action Plan. I will inform you about any future public consultation opportunities concerning south Leek.

In the meantime may I thank you for your interest so far and hope to continue working with you in this area.

Yours sincerely

Perry Wardle  
HEAD OF REGENERATION



INVESTOR IN PEOPLE

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# Cornhill, Leek Area Action Plan Draft Options





## What is an Area Action Plan?

A plan is being prepared to guide the future development of the Cornhill area over the next 10-15 years. The plan will set out a vision of the kind of area which we would like Cornhill to become and will provide guidance about the development of sites and buildings within the area.

The Area Action Plan will be a statutory planning document that Staffordshire Moorlands District Council can use to help achieve this vision. As it is developed, the Area Action Plan will replace the Staffordshire Moorlands Local Plan.

This is a very important stage in the preparation of the plan - providing the opportunity for you to help shape the future of the Cornhill area.

## What does an Area Action Plan Cover?

The area known as Cornhill is situated on the south side of Leek and is bounded by Junction Road and Birchall Playing Fields north to south and the disused railway line and Cheddleton Road west to east, covering a total area of around 20.4 hectares. A map of the area is shown on the front cover of this leaflet.

## How Can I get Involved?

We want to get your views on what you think Cornhill should be like in the future. Would you like to see the area change or grow? If so, in what way?

A range of draft initial options for the future of the Cornhill area is illustrated along with a summary of the main components of each option. These are simply ideas on how to address the issues that the area faces. We would like to hear your views on these options as well as other ideas you might have.

A comments form is available to accompany this leaflet for you to let us know your views or visit our website at [www.staffsmoorlands.gov.uk](http://www.staffsmoorlands.gov.uk), e-mail us on [forward.plans@staffsmoorlands.gov.uk](mailto:forward.plans@staffsmoorlands.gov.uk) or phone (01538) 483574 or 483575 before Friday 29th July

### We would like your views on the three options.

- *Is there a particular option you prefer?*
- *Are there parts of one option and parts of another option you like?*
- *Do you have any suggestions for alternative options which haven't been considered in this leaflet?*



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**Further information about this consultation can**



## Option 1: Limited Development

- Development concentrated on SMDC owned land.
- Development is limited by existing highway capacity.
- Redevelopment of existing Cattle Market in current location.
- 2 medium sized employment units.
- In addition to this, a small residential development or further employment units.
- Safeguarded land for future station & parking for Churnet Valley Rail.
- Safeguarded railway line.
- Improved highway.
- High quality landscaping to act as screening.



BDP Manchester 18 June 05 1.2500 @ A3 P5  
Cornhill Leek Option 1 Limited Development

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## Option 2: Residential / Employment Mix

- Existing cattle market refurbished and reconfigured.
- New railway station and platforms to serve Churnet Valley Rail along with parking for around 150 cars.
- New railway line.
- Residential development.
- 2 medium sized employment units.
- New road alignment off Britannia roundabout through to Junction Road.
- Alternative route for new road, dependent on highway issues.
- Possible future canal basin depending on British Waterways' aspirations.
- High quality landscaping to act as screening.



BDP Manchester 18 June 2005 1.2500 @ A3 P5  
Cornhill Leek Option 2 Residential/Employment Mix

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### Option 3: Employment Led

- Existing cattle market refurbished and reconfigured.
- New railway station and platforms to serve Churnet Valley Rail along with parking for around 150 cars.
- New railway line.
- Several employment units.
- New road alignment off Britannia roundabout through to Junction Road.
- Alternative route for new road, dependent on highway issues.
- Possible future canal basin depending on British Waterways' aspirations.
- High quality landscaping to act as screening.



BPT. Manchester 18 June 05 1.2500 @ A3 PS  
Cornhill Leek Option 3 Employment Led

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Further information about the Cornhill Area Action Plan including the Baseline Report and the Issues and Options Report can be found on [www.staffs Moorlands.gov.uk](http://www.staffs Moorlands.gov.uk) or copies are available for inspection at:

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