

Date 13th February 2015

Our Ref: UV/004521-04

Mr R Weaver
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire Moorlands
ST13 6HQ

Dear Mr Weaver,

Subject: Leekbrook Junction, Staffordshire

Dear Sir/Madam,

On behalf of our client, Moorland and City Railways Ltd (MCR), we wish to inform you that we have submitted, via the Planning Portal, an outline planning application for residential development of upto 37 units on land at Leekbrook Junction, Leek. All detailed matters are reserved. The reference number is **PP-03958644**.

Many of the documents that have been prepared in support of the application have been submitted via the Portal but the Design and Access Statement, Preliminary Sources Study and Ground Risk Assessment and Drawing Ref: M1021- P9 Site Sections C and D were too large and will be sent by post. The Noise Impact Assessment Report will also follow this week. Air Quality and Odour testing is underway, following discussion with the Environmental Protection Officer, and the report will be available next month.

MCR submitted an earlier outline application on 17th February 2014 for 89 dwellings together with railway station and integral retail unit. That application (SMD/2014/0090) was withdrawn on 1st October 2014. This **latest** proposal is the first revision of an application for development on the site and is of the same character and description as the earlier proposals albeit the number of dwellings has been reduced and the railway station and integral retail unit no longer form a part of the scheme. This application is submitted within 12 months of the previous application submission and thereby fulfils the criteria for exemption of payment.

The Proposal

The planning application is submitted in outline with all matters reserved for future approval and seeks permission for:

Property and infrastructure

Emerson House, Albert Street, Eccles, Salford M30 0TE
Tel 0161 779 4800 www.capita.co.uk/property
Capita Property and Infrastructure Ltd

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A high density residential development scheme of 37 units comprising the following dwelling types:

- 3no. 5 bed detached houses with detached double garage
- 6no. 4 bed detached houses with integrated single garage
- 16no. 3 bed detached town houses
- 12no. 2 bed terraced town houses in 3 blocks

The proposed development will fulfil a crucial enabling role in providing funding to help realise a key strategic policy objective of both Staffordshire County Council and Staffordshire Moorlands District Council - the ability to re-instate and bring back into operation a part of the former railway network in the County as part of a phased process.

The application comprises the following forms, drawings and supporting documentation:

Drawings

- M1021-P1 Topographic Survey
- M1021-P2 Existing Site Layout Plan
- M1021-P3 Site Location Plan
- M1021-P4 Rev A Master Plan
- M1021-P5 Rev A - Proposed Site Layout Plan
- M1021-P6 Rev A Railway Bridge Entrance
- M1021-P8-Site Sections A&B
- M1021-P9-Site Sections C&D

Documents

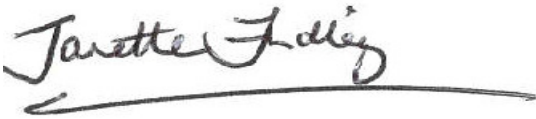
- Planning Statement (this document);
- Design and Access Statement;
- Transport Statement and Appendices;
- Updated Preliminary Ecological Appraisal;
- Bat Survey Report;
- Otter Survey Report;
- Invertebrate Survey Report;
- Reptile Survey Report;
- Arboricultural Report;
- Flood Risk Assessment and Drainage Report;
- Public Consultation Statement;
- Marketing and Tourism Report ;
- Topographical Survey;
- Preliminary Sources Study and Ground Risk Assessment and Addendum;

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- Noise Impact Assessment Report;
- Air Quality Monitoring and Odour Survey Report;
- Heritage Information;
- Draft Section 106 Agreement;
- Leekbrook to Leek Track Estimate.

I trust this is acceptable and look forward to receiving your response to the application in the near future. However in the meantime should you require any further information or have any queries, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in dark ink, reading "Janette Findley", with a long horizontal flourish underneath.

Janette Findley
Associate Planning Consultant