STAFFORDSHIRE moorlands DISTRICT COUNCIL
ACHIEVING • EXCELLENCE

Staffordshire Moorlands District Council
Moorlands House, Stockwell Street, Leek
Staffordshire Moorlands, ST13 6HQ
Telephone: 0845 605 3013
www.staffsmoorlands.gov.uk

Application for Outline Planning Permission With Some Matters Reserved.
Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

09/00120/ OUT - 5 FEB 2009 - SMI

Part 1.

Please complete using block capitals and black ink.
It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MR
First name:	MARK
Last name:	HACKNEY
Company (optional):	
Unit:	
House number:	
House suffix:	
House name:	THE BUSHING HOUSE
Address 1:	BELLAPORT ROAD
Address 2:	NORTON IN HALES
Address 3:	
Town:	MARKET DRAYTON
County:	SHROPSHIRE
Country:	
Postcode:	TF9 4AS

2. Agent Name and Address

Title:	MR
First name:	GRAHAM
Last name:	POWELL
Company (optional):	GDP PLANNING
Unit:	
House number:	
House suffix:	
House name:	LAVENDER COTTAGE
Address 1:	CHURCH WALKS
Address 2:	NORTON IN HALES
Address 3:	
Town:	MARKET DRAYTON
County:	SHROPSHIRE
Country:	
Postcode:	TF9 4QX

3. Description of the Proposal

Please indicate those reserved matters for which approval is being sought (tick all that apply):

☐ None ☑ Access ☐ Appearance ☐ Landscaping ☑ Layout ☐ Scale

Please describe the proposed works:

ERECTION OF TWO SEMI-DETACHED DWELLINGS & GARAGES.

Has building or works already been carried out? ☐ Yes ☑ No

If Yes, please state the date when building or works were started (DD/MM/YYYY): (date must be pre-application submission)

Have the works been completed? ☐ Yes ☑ No

If Yes, please state the date when the works were completed (DD/MM/YYYY): (date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site

Unit: | House number: 11 | House suffix:

House name:

Address 1: CYPRESS GROVE

Address 2: BLYTHE BRIDGE

Address 3:

Town: STOKE ON TRENT

County: STAFFORDSHIRE

Postcode (optional):

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 396201 Northing: 340638

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☑ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☑ Yes ☐ No ☐ Unknown

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☑ No ☐ Unknown

Are there any new public roads to be provided within the site? ☐ Yes ☑ No ☐ Unknown

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☑ No ☐ Unknown

Do the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☑ No ☐ Unknown

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

SEE SITE PLAN

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☑ No ☐ Unknown

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☑ No ☐ Unknown

If Yes, please provide details:

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☑ Yes ☐ No

If Yes, please provide details:

APPLICANTS HAVE MADE NEIGHBOURS AWARE OF APPLICATION

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☑ No

If Yes, please provide details:

10. Materials

If applicable please state what materials are to be used externally. Include type, colour and name for each material

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls			☐	☑	
Roof			☐	☑	
Windows			☐	☑	
Doors			☐	☑	
Boundary treatments (e.g. fences, walls)	HEDGES & FENCES	FENCE DIVISION BETWEEN PLOTS	☐	☐	
Vehicle access and hard-standing			☐	☑	
Lighting			☐	☑	
Others (please specify)			☐	☐	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☐ Yes ☑ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Unknown total proposed (including spaces retained)	Difference in spaces
Cars	2	8	☐	6
Light goods vehicles/ public carrier vehicles	✓	✓	☐	✓
Motorcycles	✓	✓	☐	✓
Disability spaces	✓	✓	☐	✓
Cycle spaces	✓	✓	☐	✓
Other (e.g. Bus)	✓	✓	☐	✓
Other (e.g. Bus)	✓	✓	☐	✓

12. Foul Sewage

Please state how foul sewage is to be disposed of

- [x] Mains sewer
- [ ] Cess pit
- [ ] Septic tank
- [ ] Other
- [ ] Package treatment plant
- [ ] Unknown

Are you proposing to connect to the existing drainage system? [ ] Unknown [x] Yes [ ] No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

EXISTING MAINS SEWER ON SITE

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

[x] Yes [ ] No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site. SEE ENVIRONMENT AGENCY LETTER.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? [x] Yes [ ] No

Will the proposal increase the flood risk elsewhere? [ ] Yes [x] No

How will surface water be disposed of?

- [ ] Sustainable drainage system
- [ ] Existing watercourse
- [x] Soakaway
- [ ] Pond/lake
- [ ] Main sewer

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

b) Designated sites, important habitats or other biodiversity features:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

c) Features of geological conservation importance:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

15. Existing Use

Please describe the current use of the site:

UNUSED GARDEN

Is the site currently vacant? [x] Yes [ ] No

If Yes, please describe the last use of the site:

GARDEN TO 11 CYPRESS GROVE

When did this use end (if known)? (DD/MM/YYYY) (date where known may be approximate) - 06/2002

Does the proposal involve any of the following:

Land which is known to be contaminated? [ ] Yes [x] No

Land where contamination is suspected for all or part of the site? [ ] Yes [x] No

A proposed use that would be particularly vulnerable to the presence of contamination? [ ] Yes [x] No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? [x] Yes [x] No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? [x] Yes [ ] No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? [ ] Yes [x] No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☑ Yes ☐ No
If Yes please complete details of the changes in the tables below

Proposed Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐			2			2
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							2

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Total proposed residential units $(A+B+C+D)=$ 2

Existing Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						0
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Total existing residential units $(E+F+G+H)=$ 0

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): 2

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☑ No ☐ Unknown

If you have answered Yes to the question above please add details in the following table.

Use class/type of use		Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Unknown	Total gross internal floorspace proposed (including change of use)(square metres)	Unknown	Net additional gross internal floorspace following development (square metres)
A1	Shops	☐			☐		☐	
	Net tradable area:	☐			☐		☐	
A2	Financial and professional services	☐			☐		☐	
A3	Restaurants and cafes	☐			☐		☐	
A4	Drinking establishments	☐			☐		☐	
A5	Hot food takeaways	☐			☐		☐	
B1 (a)	Office (other than A2)	☐			☐		☐	
B1 (b)	Research and development	☐			☐		☐	
B1 (c)	Light industrial	☐			☐		☐	
B2	General industrial	☐			☐		☐	
B8	Storage or distribution	☐			☐		☐	
C1	Hotels and halls of residence	☐			☐		☐	
C2	Residential institutions	☐			☐		☐	
D1	Non-residential institutions	☐			☐		☐	
D2	Assembly and leisure	☐			☐		☐	
OTHER	Please specify	☐			☐		☐	
		☐			☐		☐	
	Total							

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Unknown	Total rooms proposed (including changes of use)	Unknown	Net additional rooms
C1	Hotels	☐		☐		☐	
C2	Residential Institutions	☐		☐		☐	
Other	Hostels	☐		☐		☐	

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

22. Site Area

Please state the site area in hectares (ha) 0.052

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☑ No ☐ Unknown

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Unknown	Maximum annual operational through put in tonnes (or litres if liquid waste)	Unknown
Inert landfill	☐		☐		☐
Non-hazardous landfill	☐		☐		☐
Hazardous landfill	☐		☐		☐
Energy from waste incineration	☐		☐		☐
Other incineration	☐		☐		☐
Landfill gas generation plant	☐		☐		☐
Pyrolysis/gasification	☐		☐		☐
Metal recycling site	☐		☐		☐
Transfer stations	☐		☐		☐
Material recovery/recycling facilities (MRFs)	☐		☐		☐
Household civic amenity sites	☐		☐		☐
Open windrow composting	☐		☐		☐
In-vessel composting	☐		☐		☐
Anaerobic digestion	☐		☐		☐
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		☐		☐
Sewage treatment works	☐		☐		☐
Other treatment	☐		☐		☐
Recycling facilities construction, demolition and excavation waste	☐		☐		☐
Storage of waste	☐		☐		☐
Other waste management	☐		☐		☐
Other developments	☐		☐		☐

Please provide the maximum annual operational throughput of the following waste streams:	
Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☑ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)

Ammonia (tonnes)

Bromine (tonnes)

Chlorine (tonnes)

Ethylene oxide (tonnes)

Hydrogen cyanide (tonnes)

Liquid oxygen (tonnes)

Liquid petroleum gas (tonnes)

Phosgene (tonnes)

Sulphur dioxide (tonnes)

Flour (tonnes)

Refined white sugar (tonnes)

Other:

Amount (tonnes):

Other:

Amount (tonnes):

25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

~~I certify~~/ The applicant certifies that on the day 21 days before the date of this application nobody except ~~myself~~/ the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
	Graham D. Kirby.	28 01 2009

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it , but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
–		

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure)Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
	Graham. D. Kevan	28.01.2009

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:	☑	The correct fee:	☑
		The original and 3 copies of a design and access statement:	☑
The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:	☑	The original and 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):	☑
The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:	☑	The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):	☑

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):	
	Graham. D. Kevan.	28.01.2009	(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number
01630	698700	

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional): gdpplanning@hotmail.com

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☑ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)* ☑ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: Telephone number:

Email address:

$Date: 2008/05/16 15:23:36 $ $Revision: 1.33 $

PROPOSED DEVELOPMENT OF TWO SEMI-DETACHED DWELLINGS

Land adjacent to 11 Cypress Grove, Blythe Bridge

- Design & Access Statement -

This statement accompanies an application for Outline Planning Permission to erect two dwellings on land adjacent to 11 Cypress Grove, Blythe Bridge.
Included with the planning application is a site layout plan indicating how the development site can be laid out, a detailed site contour plan, and a copy of correspondence from the Environment Agency indicating their acceptance of the proposed development.

1. Appraisal of Content

1.1 The site is located within the residential built up area of Blythe Bridge. It is within the development limit for the settlement as prescribed by Policy H5 (Development Boundaries) of the Staffordshire Moorlands District Local Plan.

1.2 Cypress Grove is a residential road consisting primarily of semi-detached dwellings constructed in the early part of the 1960's.

1.3 The two semi-detached dwellings proposed for the site are of a similar size and type to the adjacent houses. Small family houses of this size are in demand in a locality that provides a full range of services and good communication links to the nearby major centres.

2. Use

2.1 It is proposed to develop the site for two small two/three bedroom houses, both with a single garage. Internal floor space for each dwelling will be approximately 80 square metres, which is a similar size to other semi-detached dwellings in Cypress Grove. This size of unit should provide for two or three bedroomed accommodation, but this provision will depend on a commercial assessment of the site following the granting of planning permission.

2.2 The site extends to approximately 0.054 hectares, giving an overall density of approximately 35 dwellings per hectare. This density accords with Government advice contained in Planning Policy Statement 3, which advocates a more economic use of land for housing development.

2.3 The form of development in this part of Blythe Bridge is generally linear along road frontages. An average density of the housing in the 1960's development of Cypress Grove/Cedar Avenue/Laburnum Close is approximately 32 dwellings per hectare. However, the more recent development of infill plots has been at a higher density. The overall pattern of housing development in this part of Blythe Bridge is shown on the appended aerial photograph.

2.4 Adequate 'private space' is provided for each of the proposed dwellings. The plot size for Unit 1 is approximately 226 square metres and for Unit 2 approximately 226 square metres also. This matches the plot sizes of other semi-detached dwellings in Cypress Grove where the average size is approximately 220 square metres.

3. Scale Parameters

3.1 The proposed dwellings will be two storeys with maximum internal ceiling heights of 2.4 metres per storey and pitched roofs of 40 degrees. Provision has been made for a single detached garage for each property. The designs where possible will reflect the character of existing dwellings in the same road.

3.2 Personal access to each dwelling has been considered. The main access to Unit 1 will be from the drive on the western side of the property. This unit will have aspects to the west and north. Unit two will also have the main access to the property from the drive and will have aspects to the north and east.

3.3 Gardens are provided to each dwelling which will be of a similar size to those enjoyed by other properties in Cypress Grove.

3.4 Fencing along the divisions between each plot and the existing properties will be of a height to maintain privacy for the occupiers of all dwellings.

3.5 The existing hedges along the boundaries to the site will be retained and supplemented where required. This will provide privacy, screening and visual amenity to both the proposed development and existing adjoining development.

4. Access

4.1 Access to the site will be from the adopted highway (Cypress Grove).

4.2 The existing access to the house currently on the site will be re-aligned and the garage to which it provides access demolished.

4.3 A replacement garage will be provided for 11 Cypress Grove co-joined with the provision for Unit 2 of the proposed new dwellings. A re-aligned shared access will be provided for these houses. The other new dwelling will have a

-

direct vehicular access to the highway. A minimum of two vehicle parking spaces per dwelling is provided.

GDP Planning
Town Planning & Development Consultants
January 2009

-



09/00120/ OUT - 5 FEB 2009

Residential development
Cypress Grove, Blythe Bridge

General layout of housing in the area

creating a better place

Environment Agency

Mr Graham Powell
Lavender Cottage
Church Walks
Norton-in-Hales
Market Drayton
TF9 4QX

Our ref: UT/2008/105019/01-L01
Your ref: RSIMPK/07/00402/OUT

Date: 23 October 2008

Dear Mr Powell

**FURTHER INFORMATION INCLUDING TOPOGRAPHIC SURVEY
PROPOSED ERECTION OF 2 SEMI-DETACHED HOUSES AND GARAGES -
FLOOD RISK ASSESSMENT
LAND ADJACENT TO 11, CYPRESS GROVE, BLYTHE BRIDGE**

In reply to your letter of 14th October 2008 concerning the land adjacent to 11 Cypress Grove, Blythe Bridge, we offer the following information which we trust will be of assistance to you in proceeding with any formal planning application.

We acknowledge receipt of the topographical survey carried out by Toplevel Solutions, however this does not indicate your proposed building line which would be required for planning purposes. From the information that we have on the file for this site from your earlier application we have estimated the proposed building line and believe that the proposed layout will fit into the land available given the flood level we have for the site.

Using the contour at 166.50m, which is the level that lies just above the 1 in 100year flood level plus 20% for climate change, this gives the amount of land available for development whilst giving an easement of 4-6 metres for access to the Forsbrook. The Environment Agency is prepared to relax our stance concerning an 8metre easement at this location.

Provided that the buildings are constructed with a minimum floor level of 167.471metres AOD and ground levels between the new build and the watercourse are not raised then we would have no objection in principle to the development.

As the Forsbrook is a designated main river of the Agency and we have permissive powers to undertake maintenance and or improvements works at this location, there

INVESTOR IN PEOPLE

must be no new build within the agreed easement and access to the watercourse along the easement provided must be readily available with no additional fences or gates constructed.

We would not wish to see any additional structures constructed within the land situated between the Forsbrook and any new building now or at any time in the future. We would therefore request that permitted development rights be removed if planning permission is granted.

As stated previously we would wish to see clean surface water discharged to soakaway, if ground conditions are suitable.

Foul drainage should be directed to the public foul water sewer

Yours sincerely

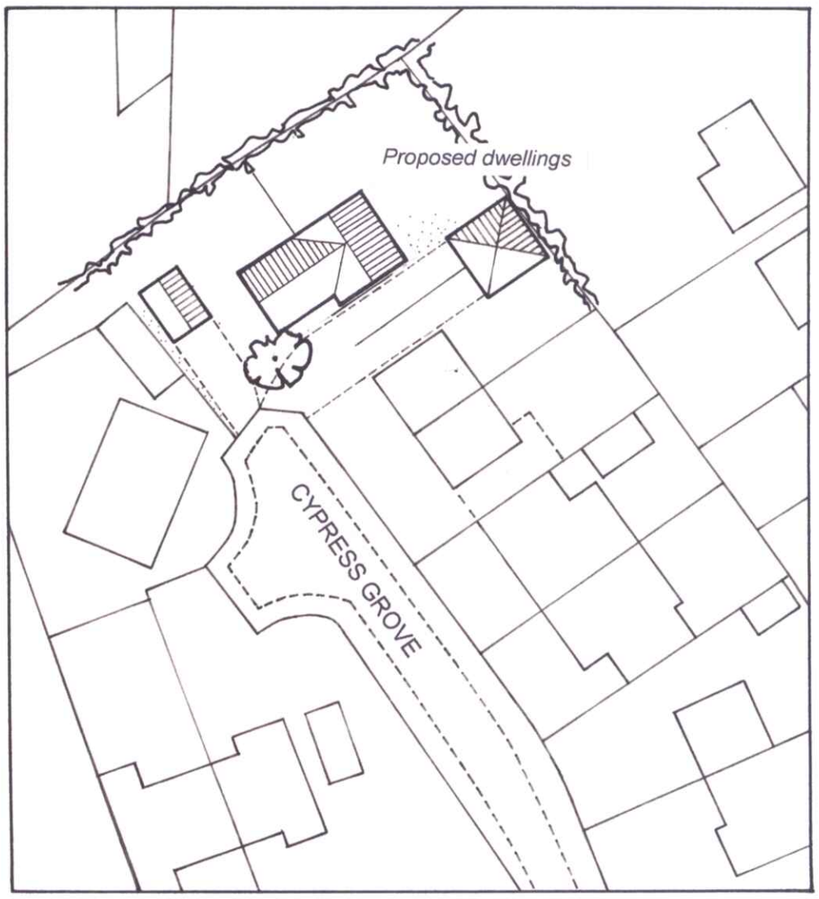
Mr James Kitchen
Planning Liaison Team Leader

Please ask for: Marion Hinton

Direct Dial: 01543 404922
Direct Fax: 01543 444161
Direct email: marion.hinton@environment-agency.gov.uk

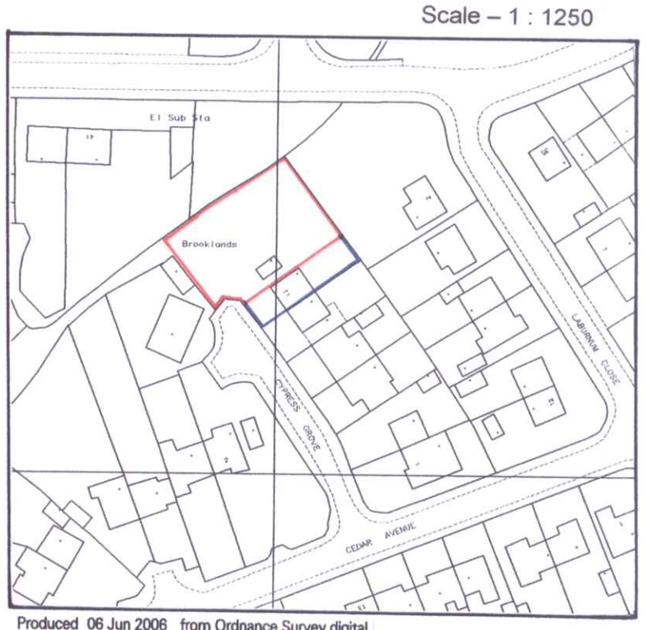
End

Scale – 1 : 500



Drwg. No. BB/Site 0.1
June 2006

Scale – 1 : 1250



Produced 06 Jun 2006 from Ordnance Survey digital data and incorporating surveyed revision available at this date. © Crown Copyright 2006.

ERECTION OF TWO SEMI-DETACHED HOUSES
Land adjacent to 11 Cypress Grove, Blythe Bridge

Scales – 1 : 500 & 1 : 1250 Site Plan & Location Plan

GDP PLANNING
Town Planning & Development Consultants
Telephone : 01630 698700
e-mail : gdpplanning@hotmail.com

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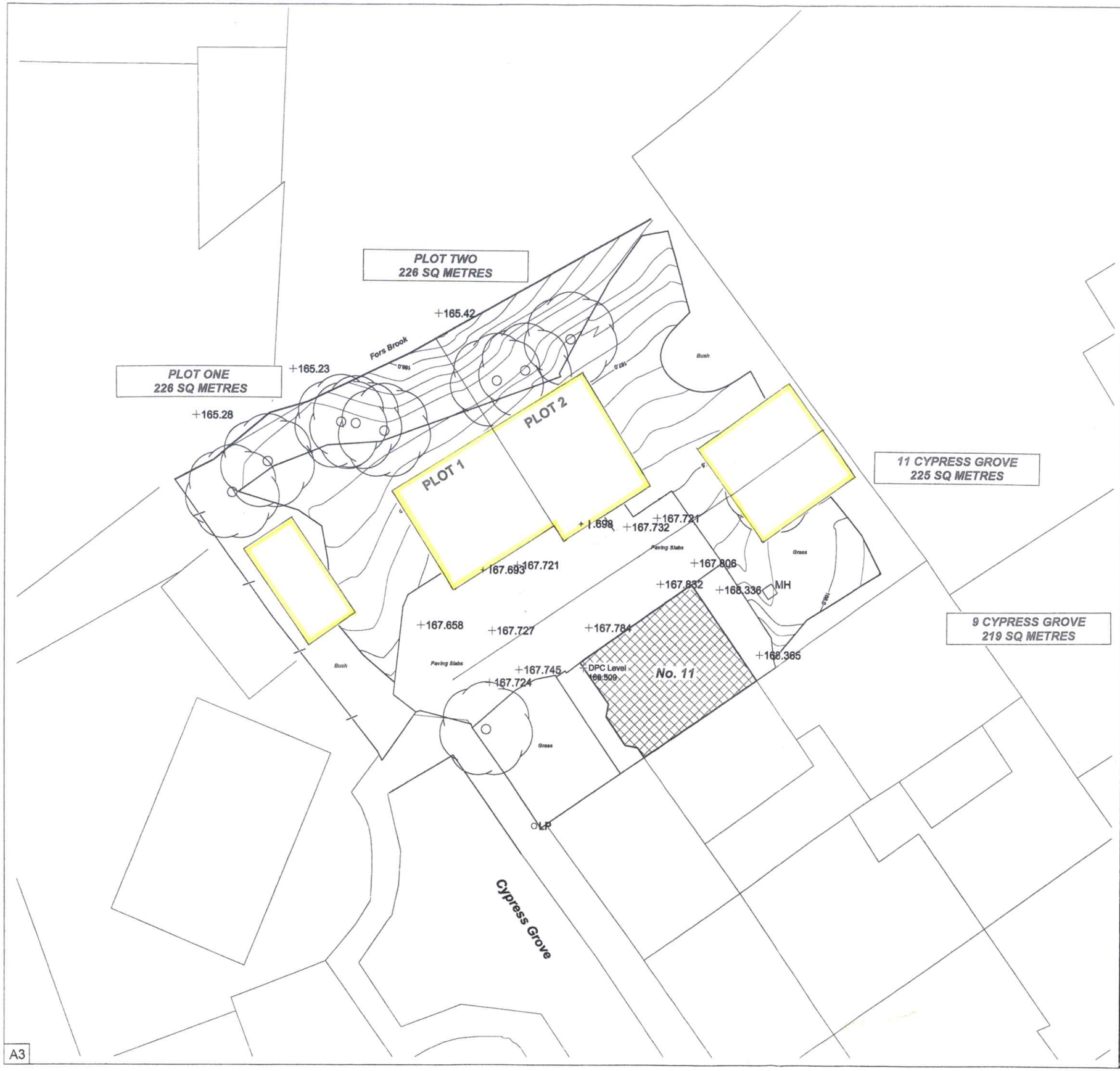

A3

ASSOCIATED DRAWINGS

No.	TITLE

NOTES

1. ALL DIMENSIONS ARE IN METRES.
2. NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING.
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ASSOCIATED DRAWINGS & THE SPECIFICATION.
4. ALL HEIGHT DATA RELATES TO OSGB36 AND WAS FIXED VIA GPS USING RTK DATA OBTAINED FROM AN ACTIVE BASE STATION AT CANARY WHARF, LONDON.
5. MAJOR CONTOURS ARE AT 0.5m INTERVALS AND MINOR CONTOURS ARE AT 0.1m.
6. ALL DETAIL OUTSIDE OF SITE BOUNDARY IS FROM OS MASTER MAP DATA.

SER	DESCRIPTION	AUTH	DATE

AMENDMENTS

11 CYPRESS GROVE

BLYTHE BRIDGE

SITE SURVEY (WITH PROPOSED DWELLINGS)

CLIENT

GDP PLANNING

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TS/GDP001/02

SCALE	DATE
1:200 @ A3	02 OCT 08
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