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Our ref: RB/KR/SM/ST15807/0010 *Date*: 27 October 2017

FAO Rachael Simpkin
Senior Planning Officer
Development Services
Staffordshire Moorlands District Council
PO Box 136
Buxton
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Dear Rachael

STAGE 1 – SITE WIDE DISCHARGE OF PRE-COMMENCMENT CONDITIONS 7, 9, 11, 12, 13, 14, 15, 18, 25, 31, 33 & 39 PURSUANT TO OUTLINE PLANNING PERMISSION WITH ALL MATTERS RESERVED (SAVE ACCESS) – PLANNING REFERENCE SMD/2014/0576

Wardell Armstrong LLP are acting on behalf of Scentarea Limited to discharge the site wide pre-commencement planning conditions pursuant to outline planning permission with all matters reserved (save access) for *creation of up to 168 residential dwellings (Use Class C3), up to 33,480 square metres of Use Class B1, B2 and B8 floorspace, ancillary uses to include community centre and a shop (Use Class A1), together with highway works, landscaping, public realm, car parking and other associated works.*

Pre-application advice with the Local Planning Authority took place on 26 July 2017 during which the 'discharge of conditions' and 'reserved matters' applications were discussed. We agreed to submit the pre-commencement planning conditions (setting out the key principles) first, followed by the subsequent reserved matters applications and further details of each pre-commencement conditions in a staged/phased manner. These are discussed below

Condition 7 - Phasing Programme

The proposed scheme would be delivered in a phased approach. Details of the phasing of the development, including the extent and composition of the phases and the overall likely

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programme for the development is shown in the Phasing Plan submitted as part of this application – please see drawing A-004-22. In response to the pre-application discussions it is proposed that the new entrance roundabout to come forward in conjunction with the new/realigned internal access road and commercial development Plot 1.

Condition 9 – Masterplan of the Whole Development Site

A site wide Masterplan has been prepared which details the key principles of the development (see drawing reference EDP1677/41). This Masterplan shows the following:

- Connections through the site and onto the public highway for pedestrians and cyclists;
- Residential street layout and character;
- Principle and functional landscape details; and
- Location of commercial units in the commercial area as well as the routes into and out of this area.

The Masterplan is supported by an addendum that states the principles on landscape design and the description of landscape zones. This provides further details on the above bullet points. It is also in general accordance with the Design and Access Statement submitted with this application.

Condition 11 – Details of the Access Arrangements

Please refer to the supporting Technical Note on highway planning conditions and the following drawings prepared by Motion:

- 17001-103c;
- 17001-104c.

Condition 12 – Off-site Highway and Footway Works

Please refer to the supporting Technical Note on highway planning conditions and the following drawings prepared by Motion:

- 17001-101c;
- 17001-102c.

Condition 13 – Off-site Traffic Management Scheme

Please refer to the supporting Technical Note on highway planning conditions and the following drawings prepared by Motion:

- 17001-501c;

- 17001-503c;
- 17001-S11;
- 17001-S12;
- 17001-S13;
- 17001-S14;
- 17001-S15.

Condition 14 – Construction Traffic Management Plan

On the basis that the mixed-use site is to be acquired by different parties and assisted third-party involvement, it is considered that a Construction Traffic Management Plan relevant to each phase is more appropriate rather than a single document trying to cover the overall development. For example, the roundabout work will be constructed by Staffordshire County Council Highways under a S. 278 Agreement which will require its own specific plan. This is also the case with the residential developer, as each party will confirm/agree its own compound location, access arrangements, delivery and construction traffic arrival times etc. At this stage we do not have oversight of this information. However, a Construction Traffic Management Plan has been prepared for Plot 1, as part of the Reserved Matters Application for Phase 1 development.

Condition 15 – Detailed Hydraulic Model of River Blithe

A detailed hydraulic model has been prepared by JBA consulting to discharge this planning condition (Report Reference 2017s5747).

Condition 18 – Scheme for Detailed Surface Water Drainage Works

A detailed surface water drainage works scheme on the commercial development Plot 1 (to be delivered under the first Phase 1B) has been prepared. This surface water drainage works scheme includes the following drawings and documentation:

- Technical Note: Condition 18 - Surface Water Drainage – Phase 1 B;
- Drawing ST15807-009 Proposed surface water drainage layout; and
- MicroDrainage calculations that support the design.

A surface water drainage strategy drawing has also been prepared for the remainder of the commercial site to be delivered under Phase 3. This shows a proposed attenuation, connectivity, outfall locations to the watercourses and proposed discharge rates. Please refer to the following documents:

- Technical Note: Condition 18 - Surface Water Drainage – Phase 3; and
- Drawing ST15807-011.

A further surface water drainage strategy has been prepared for the remaining phases 2, 4 and 5, including the allocated residential area Phase 4. This shows proposed attenuation, connectivity, outfall locations to the watercourses and proposed discharge rates. Please refer to the following documents:

- Technical Note: Condition 18 - Surface Water Drainage – Phases 2, 4 and 5; and
- Drawing ST15807-012.

The surface water drainage strategy for the remainder of the commercial site will become more detailed when each plot comes forward for development, at which time a detailed drainage design for that particular plot will be prepared and submitted to the LPA for approval under Condition 18. Notwithstanding the overarching plan for phases 2, 4 and 5 above, the same approach would be taken for the residential site as the strategy has been prepared on the current available layout, whereas in reality the Applicant will sell the site to a housebuilder which will prepare its own detailed drainage design for the proposed layout and submit it to the LPA for approval under condition 18.

Condition 25 – Construction and Environmental Method Statement

A Construction and Environmental Method Statement has been prepared by Wardell Armstrong LLP which sets out the way in which the construction phase will be managed to minimise the impact of construction activities on the surrounding environment. This method statement sets out the key guiding principles of managing construction activities to minimise impact on the surrounding vicinity for each phase of development.

Condition 31 – Written Scheme of Archaeological Investigation

A Written Scheme of Investigation (WSI) has been prepared by the Environmental Dimension Partnership Ltd (EDP) setting out the methodologies of work required in order to meet the details set out in Condition 31. The document provides the 'master' strategy for the investigation of the site, but individual Method Statements will be produced by the appointed archaeological contractor(s) for each phase of investigation. This will provide further details regarding the investigation strategy and relevant information on the personnel involved; particularly in respect of project management. The document principally presents the WSI for

the archaeological investigation of the site to inform the Phase 1 reserved matters application.

Condition 33 – Detailed Landscape Plan and Ecological Management Plan

Please refer to the detailed Landscape Plan and Landscape and Ecological Management Plan prepared by EDP (Document References EDP1677/41 and EDP1677_07).

Condition 39 – Details of Emergency Access

Please refer to the supporting Technical Note on highway planning conditions and the following drawings prepared by Motion:

- 17001-104.

Summary

The above documents are submitted to discharge the site wide conditions. We trust the above description of the documents enclosed within this submission is clear, however please do not hesitate to contact us should you have any queries.

This application for discharge of planning conditions has been submitted via the Planning Portal. The fee for £97.00 has also been paid directly to yourselves via the telephone quoting the reference PP-06488779.

Yours sincerely

for Wardell Armstrong LLP



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