Date 17 November 2017
Our Reference CCOP1/HOW995/1
Your Reference
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Knights
1759

RECEIVED 23 NOV 2017

Planning Department
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ

FAO Jane Curley

Dear Jane

Outline Planning Application for Residential Development Comprising of the Erection of 10no. New Build 4-Bedroom Dwellings (Resubmission of Planning application SMD/2016/0649)
Brook Works, Brook Street, Biddulph, Staffordshire, ST8 6PF
Planning Portal Reference: PP-06536819

Knights 1759 have been formally instructed by Mr Christopher Howle to submit an outline planning application proposing 10no dwellings.

This planning application follows the withdrawal of outline planning permission SMD/2016/0649 which was validated on 3 April 2017 and was withdrawn on 24 May 2017. In accordance with Regulation 9 (1)(a) of the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended) this planning application therefore benefits from a free go as it is the first re-submission of a planning application within 12 months from the date that the withdrawn planning application was validated and the proposed development. This planning application is therefore submitted within 12 months of the validation of SMD/2016/0649 on 3 April 2017.

Furthermore, Regulation 9 (1)(b)(i) the proposed development would *"relate to the same site to which the earlier application related, or to part of that site, and to no other land* ***except land included solely for the purpose of providing a difference means of access to the site"*** [Knights' emphasis]. In this case the only change to the site relate to the positioning of access off Tower Hill Road, which has arisen following advice obtained from Cameron Rose Associates in order to overcome the Highway Authority's objections to planning application SMD/2016/0649. The balance of the site remains the same.

Finally, Regulation 9 (c) requires the local planning authority to be satisfied that the proposed development would be of the same character or description as the earlier development. This outline planning application proposes the provision of 10no. dwellings which are orientated in a similar layout

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(4no. dwellings to the north of the proposed access road and 6no. dwellings to the south of the proposed access road) as the previously withdrawn scheme.

Therefore no fee is payable for this planning application.

The revised scheme seeks to overcome the concerns raised in the previous planning application and as a consequence the impact upon the Green Belt is robustly set out in the Planning Statement and the Landscape and Visual Impact Assessment, the drainage concerns are justified by the accompanying Drainage Strategy and the highway safety concerns are justified by a Technical Transport Note. The planning application is also accompanied by indicative elevations and an indicative landscaping scheme.

This planning application has been submitted today via the Planning Portal and has been given the reference number PP-06536819. The following documents have been submitted to accompany this outline planning application:

- Application forms
- Location Plan (3738-02-15 Rev.A)
- Proposed Site Plan (32738-02-13 Rev.A)
- Proposed Typical House Type Plans & Elevation (3735-02-14)
- Landscape Layout (KNY1707_LP01 Rev.A) produced by PGLA
- Landscape and Visual Impact Assessment produced by PGLA
- Technical Transport Note 1 by Cameron Rose Associates
- Drainage Strategy by Waterco
- Bat Survey & Ecological Scoping Survey by Rachel Hacking Ecology
- Energy and Sustainability Statement
- Tree Survey by Tree Heritage
- Geo-environmental and Coal Mining Risk Assessment by Sladen Associates
- Coal Mining Report

I would be grateful if you could confirm when this planning application has been validated.

Yours sincerely

CARL COPESTAKE

Enclosed: CD of Planning Documents