PERSIMMON HOMES WEST MIDLANDS
Venture Court
Broadlands
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West Midlands
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19th December 2019

FAO Jenny Hough
Development Management
City of Stoke-on-Trent
Civic Centre
Glebe Street
Stoke-on-Trent
ST4 1RN

Dear Jenny,

LAND WEST OF CAVERSWALL LANE, MEIR, STOKE
PHASE 1 RESERVED MATTERS FOR 169 DWELLINGS
(APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR APPROVAL)

Please find enclosed a copy of an application for approval of reserved matters which has been submitted directly to the council on behalf of Persimmon Homes West Midlands.

The application seeks approval from City of Stoke-on-Trent for the 'Phase 1 Reserved Matters application for 169 dwellings and associated infrastructure (appearance, landscaping, layout and scale for approval) pursuant to planning permission 64391/VAR (Variation to 60696/OUT) on Land West of Caverswall Lane, Meir, Stoke.

Planning Background

Outline planning permission (Ref: 60696/OUT) was granted on 4th September 2018 for 'Development of up to 350 dwellings and associated infrastructure (Outline – All Matters Reserved Except for Access). This outline permission was then varied via application 64391/VAR, which slightly amended the position of the point of access.

Reserved Matters Submission

The application for reserved matters is accompanied by a cheque to the value of £39,281 covering the relevant application fee. The following documents have been submitted in support of the application:

Reports

- AAJ5163-RPS- EX-RP-L-9007_P01_Landscape Management Plan
- 101295-CAV-NoiseAssessment
- DesignAccessStatement – Caverswall Lane, Meir
- ST17412-0004-UpdatedEcologicalAppraisal
- ST17412-001-ArboriculturalMethodStatement RevA

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TEAM GB Plans | PERSIMMON OFFICIAL PARTNER

- AAH5535_7701_E_Enclosure Plan
- AAH5535_7702_E_Materials Plan
- AAH5535_7801_A_Street Scenes
- AAH5535_8102_K_Coloured Planning Layout
- AAH5535_8102_K_Planning Layout
- AAH5535_9001_G_External Works
- AAH5535_P01.04_Location Plan
- AAJ5163-RPS-EX-DR-L-9001_P05_Landscape 01
- AAJ5163-RPS-EX-DR-L-9002_P06_Landscape 02
- AAJ5163-RPS-EX-DR-L-9003_P05_Landscape 03
- AAJ5163-RPS-EX-DR-L-9004_P06_Landscape 04
- AAJ5163-RPS-EX-DR-L-9005_P05_Landscape 05
- AAJ5163-RPS-EX-DR-L-9006_P05_Landscape 06
- 1908.23633.CAV.PlayArea (Play Area Design)

Housetype Drawings

- 6X3-SGDG-01 (Single & Double Garage Drawing)
- 638-AN-01 (Alnwick Housetype)
- 761-HN-01 (Hanbury Housetype)
- 870-RF-01 (Rufford Version 1)
- 870-RF-02 (Rufford Version 2)
- 951-SU-01 (Souter Housetype)
- 969-HT-01 (Hatfield Housetype)
- 969-HTC-01 (Hatfield Corner Housetype)
- 987-ST-01 (Sutton Housetype)
- 999-CC-01 (Clayton Corner Housetype)
- 1096-RS-01 (Roseberry Housetype)
- 1162-LR-01 (Leicester Housetype)
- 1190-KL-01 (Kendal Housetype)
- 1220-LY-01 (Lumley Housetype)
- 1222-CDC-01 (Chedworth Corner Housetype)
- 1222-CD-WD01 (Chedworth Housetype)
- 1414-CO-01 (Corfe Version 1)
- 1414-CO-02 (Corfe Version 2)

I trust that the above enables the application to be validated, however if you require clarification of further information, please do not hesitate to contact me.

Yours Sincerely,

Alastair Stewart
Planning Manager, Persimmon Homes West Midlands