Rob Duncan
Planning
Consultancy

Mr. C. Johnston
Development Services
Staffordshire Moorlands District Council
Stockwell Street
Leek
ST13 6HQ

21st September 2020

Dear Chris

PLANNING APPLICATION REFERENCE: SMD/2017/0707 – HIGHFIELD HOUSE, LEEK

I refer to the above outline application, and in particular to the various planning conditions imposed on the approval notice. This submission seeks to address the requirements of the relevant planning conditions, and for the purposes of this letter I deal with each condition in turn.

Condition 5 – External Materials
I would be grateful if you would find enclosed drawings 1482-26 and 1482-29 which detail the proposed external materials for each of the plots, along with proposed surfacing details for the site. I trust these details will meet with your approval.

Condition 6 – Drainage
I would be grateful if you would find enclosed drawings K855-100, K855-101, K855-102 and K855-103 which set out the proposed surface and foul water drainage strategy for the site. I trust these details will meet with your approval.

Condition 7 - Details of Pedestrian Pathway
I would be grateful if you would find enclosed drawing 1482-29 which shows details of the proposed pedestrian / cycle access route via the vehicular access to Highfields to the NW corner of the site. I trust these details will meet with your approval.

Condition 8 - Directional Signage for Pedestrian Pathway
I would be grateful if you would find enclosed drawing 1482-29 which shows details of the proposed directional signage to be provided alongside the pedestrian access, which will take the form of a traditional style finger post. I trust these details will meet with your approval.

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Condition 11 – Surfacing
I would be grateful if you would find enclosed drawing 1482-28 which shows details of hard surfacing at the site access onto Abbey Green Road as per the requirements of this condition. I trust these details will meet with your approval.

Condition 14 - Passing Bay Details
I would be grateful if you would find enclosed drawing 1482-28 which shows details of passing bays to be provided along the site access. I trust these details will meet with your approval.

Condition 15 - Hard Surfacing of Vehicular Access
I would be grateful if you would find enclosed drawing 1482-28 which details the hard surfacing of the vehicular access to the site. I trust these details will meet with your approval.

Condition 16 - Boundary Treatments
I would be grateful if you would find enclosed drawing 1482-29 which shows the proposed boundary treatments for the site. I trust these details will meet with your approval. The scheme of boundary treatments includes retention of the existing boundary walls that enclose the site.

Condition 17 - Scheme to Protect Boundary Walls
I would be grateful if you would find enclosed drawing 1482-29 which shows the existing high boundary wall retained, and to be protected by orange plastic mesh barrier fencing set away from the wall and running along its entire length during the construction phase. I trust these details will meet with your approval.

Condition 18 - Scheme of Archaeological Work
I would be grateful if you would find enclosed an Historic Building Recording report prepared by Stoke-on-Trent Archaeology Service to address the requirements of this condition. I trust these details will meet with your approval.

Condition 22 - Tree Protection Measures / Method Statement
I would be grateful if you would find enclosed an Arboricultural Method Statement prepared by Tree Heritage to address the requirements of this condition. I trust these details will meet with your approval.

Condition 23 - Badger Survey
I would be grateful if you would find enclosed an ecology report prepared by Apex Ecology which has assessed the site for badger activity – concluding that there is no evidence of such. I trust these details will meet with your approval.

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Condition 24 - Great Crested Newt Survey
I would be grateful if you would find enclosed an ecology report prepared by Apex Ecology which has assessed the site for potential for great crested newts and concludes that there is no evidence or threat to such populations. I trust these details will meet with your approval.

Condition 26 - Construction & Environmental Management Plan (CEMP)
I would be grateful if you would find enclosed a Construction and Environmental Method Statement for the site. I trust these details will meet with your approval.

Condition 28 – Importation of Soil
I can confirm that there is no intention to import soil into the site, with the existing soil from the garden utilised for the garden / soft landscaping areas. Consequently, it is submitted that there is no requirement for this soil to be tested for contamination, as its historic use as a garden means there is no likely risk of contamination being encountered.

I would be appreciative of any efforts you can make to provide your written response as swiftly as possible to the above conditions, and should you have any queries or concerns in respect of the submitted documentation then please do not hesitate to contact me.

Yours sincerely

Rob Duncan
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