

28 June 2021

Delivered by email

Ailsa Berry
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire Moorlands
ST13 6HQ

Ref: STMQ3056

Dear Ailsa,

DETAILED PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT OF 200 DWELLINGS AT BLYTHE VALE, PHASE 2: LAND SOUTH EAST OF THE A521 UTTOXETER ROAD, NORTH OF THE A50 (BLYTHE VALE), BLYTHE BRIDGE (PLANNING PORTAL REFERENCE PP-09955968)

We write on behalf of the applicant, St Modwen Homes, in respect of the above full planning application for the development of 200 dwellings at Blythe Vale, Phase 2: Land south east of the A521 Uttoxeter Road, north of the A50, Blythe Bridge.

The description of development for which planning permission has been sought is:

“Full planning application for residential development of 200 dwellings (Use Class C3), access and internal roads for vehicles, footpaths and cycle linkages, parking, public open space and landscaping, ecological habitats, community orchard, sustainable drainage measures, and associated infrastructure and earthworks.”

This application has been prepared taking into account the pre-application engagement undertaken with you and your Head of Development Services, Ben Haywood, as well as your Housing, Design, Arboricultural and Recreation and Leisure Officers, Highways England, Staffordshire Highways, and the Wildlife Trusts. The proposed development has also been informed and refined by pre-application engagement and meetings with Forsbrook and Draycott-in-the-Moors Parish Councils in April 2021, and a public consultation webinar on 5th May 2021.

This application submission has also been subject to Environmental Impact Assessment Screening, through which it was confirmed by your Authority's Screening Opinion dated 18th June 2021 that the proposed development is not EIA development.

A schedule of the plans and documents submitted with this planning application is provided at **Appendices 1 and 2** of this letter.

9 Colmore Row
Birmingham
B3 2BJ

T 0121 233 0902 turley.co.uk

This application has been submitted along with the completed application forms via the Planning Portal (PP-09955968). A BACS payment has been made payable to Staffordshire Moorlands District Council for £43,559 in respect of the statutory application fee, based upon a full planning application for 200 dwellings.

We look forward to receiving notice that the application has been registered shortly. Should you require any additional information please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'P. Hayward', is written over a light blue rectangular background.

Peter Hayward
Senior Planner

peter.hayward@turley.co.uk

Appendix 1: Application plans

Drawing no.	Revision	Title	Author	Status
8722-2001	A	Site Location Plan	Roberts Limbrick	For approval
8722-2002	A	Existing Site Plan	Roberts Limbrick	For approval
8722-2003	A	Proposed Site Plan	Roberts Limbrick	For approval
8722-2004	A	Proposed Boundaries Plan	Roberts Limbrick	For approval
8722-2005	A	Proposed Materials Plan	Roberts Limbrick	For approval
8722-2007	A	Proposed Heights Plan	Roberts Limbrick	For approval
8722-2008	A	Proposed Waste Management Plan	Roberts Limbrick	For approval
8722-2009	A	Proposed Car Parking Plan	Roberts Limbrick	For approval
8722-2013	A	Proposed Roof Plan	Roberts Limbrick	For approval
8722-2016	A	Proposed Phasing Plan	Roberts Limbrick	For approval
8722-2020	-	Proposed Street Elevations	Roberts Limbrick	For approval
8722-2022	-	Proposed Site Sections	Roberts Limbrick	For approval
8722-2025	-	Garages Plans & Elevation	Roberts Limbrick	For approval
13051_100	H	Proposed Schematic Levels Plan	Baynham Meikle	For approval
13051_104	F	Schematic Drainage Plan	Baynham Meikle	For approval
13051_110	A	Impermeable Areas Plan	Baynham Meikle	For approval
Highways				
13051_105	E	Visibility Splays	Baynham Meikle	For approval
13051_108	D	Vehicular Tracking - Fire Appliance	Baynham Meikle	For approval
13051_111	C	S38 Limit Plan	Baynham Meikle	For approval
13051_112	A	Vehicular Tracking - Refuse Vehicle	Baynham Meikle	For approval
Landscaping and Arboriculture				
1965 A3 001	P02	Detailed Planting Plan 1 of 4	Liz Lake	For approval
1965 A3 002	P03	Detailed Planting Plan 2 of 4	Liz Lake	For approval
1965 A3 003	P03	Detailed Planting Plan 3 of 4	Liz Lake	For approval
1965 A3 004	P02	Detailed Planting Plan 4 of 4	Liz Lake	For approval
0609-P02	-	Tree Constraints Plan	Underhill	For approval
0609-P05	-	Tree Protection Plan	Underhill	For approval
House Types				
8722-2030	-	18A-NS-756 V1 Plans & Elevations	Roberts Limbrick	For approval
8722-2031	-	18A-NS-756 V2 Plans & Elevations	Roberts Limbrick	For approval

8722-2032	-	18A-NS-790 V1 Plans & Elevations	Roberts Limbrick	For approval
8722-2033	-	18A-NS-790 V2 Plans & Elevations	Roberts Limbrick	For approval
8722-2034	-	18A-NS-790 V3 Plans & Elevations	Roberts Limbrick	For approval
8722-2035	-	18A-NS-902 Plans & Elevations	Roberts Limbrick	For approval
8722-2036	-	18A-NS-920 Plans & Elevations	Roberts Limbrick	For approval
8722-2037	-	18A-NS-1002 V1 Plans & Elevations	Roberts Limbrick	For approval
8722-2038	-	18A-NS-1002 V2 Plans & Elevations	Roberts Limbrick	For approval
8722-2039	-	18A-NS-1036 V1 Plans & Elevations	Roberts Limbrick	For approval
8722-2040	-	18A-NS-1036 V2 Plans & Elevations	Roberts Limbrick	For approval
8722-2041	-	18A-NS-1160 Plans & Elevations	Roberts Limbrick	For approval
8722-2042	-	18A-NS-1208 Plans & Elevations	Roberts Limbrick	For approval
8722-2043	-	18A-NS-1210 Plans & Elevations	Roberts Limbrick	For approval
8722-2044	-	18A-NS-1318 V1 Plans & Elevations	Roberts Limbrick	For approval
8722-2045	-	18A-NS-1318 V2 Plans & Elevations	Roberts Limbrick	For approval
8722-2046	-	18A-NS-1336 Plans & Elevations	Roberts Limbrick	For approval
8722-2047	-	18A-NS-1379 Plans & Elevations	Roberts Limbrick	For approval
8722-2048	-	18A-NS-1418 Plans & Elevations	Roberts Limbrick	For approval
8722-2049	-	18A-NS-1474 Plans & Elevations	Roberts Limbrick	For approval

Appendix 2: Application documents

Document	Author
Air Quality Impact Assessment	SLR
Archaeological Assessment	Centre for Archaeology
Construction Environmental Management Plan (CEMP)	St Modwen Homes
Covering Letter and Contents	Turley
Design and Access Statement	Roberts Limbrick
Ecological Appraisal	FPCR
Flood Risk Assessment & Outline Drainage Strategy Report	Baynham Meikle
Great Crested Newt Report	FPCR
Ground Investigation Report	Georisk
Landscape and Visual Impact Assessment	FPCR
Noise and Vibration Assessment	Hoare Lea
Planning Application Forms and Ownership Certificates	Turley
Planning Statement	Turley
Statement of Community Engagement	Turley
Sustainability Statement	Turley
Transport Statement	PJA
Travel Plan	PJA
Tree Survey & Arboricultural Impact Assessment Appraisal Report	Liz Lake / Underhill
Viability Assessment	Savills