

Ms R. Simpkin  
Staffordshire Moorlands District Council  
Moorlands House  
Stockwell Street  
Leek  
ST13 6HQ

25<sup>th</sup> June 2021

Submitted via Planning Portal  
Planning Portal Ref: PP-09970100

Dear Ms Simpkin

**Full application for minor reconfiguration of SUDs pond as approved under Planning Permission  
SMD/2018/0180  
Land to the East of Froghall Road and north of Ayr Road and Cheltenham Avenue, Cheadle**

I am pleased to submit this full application seeking planning permission for the minor reconfiguration of a SUDs pond as approved under Planning Permission SMD/2018/0180.

The SUDs pond forms part of the detailed element of hybrid planning application SMD/2018/0180 for 1) full permission for 125 dwellings and access to proposed primary school and 2) outline permission for up to 135 dwellings and a primary school with all matters reserved, its location shown on approved Planning Layout (ARCH/PL/PH1 Rev Z3) and being designed for the storage and attenuation of surface water from the Phase 1 development (and Phase 2 development in future).

It is necessary to reconfigure the location of the pond following discussions with Severn Trent Water who have requested the Company allow for bypass pipework around the pond which would encroach the SUDs area into the flood plain and also interfere with the route of existing public right of way Cheadle 39 which traverses the wider consented site and runs along its southern boundary to the rear of existing properties on Cheltenham Avenue and Sandown Close.

It is necessary that this matter is dealt with via a full application as the reconfigured pond in moving slightly westwards to avoid the PROW and flood zone, now falls partially outside of the original boundary of the Site subject to the full application, and encroaches into that part of the site subject to Outline consent.

The reconfiguration of the pond will not have a material impact on the drainage strategy for the site considered as part of the original application nor those details submitted to discharge relevant planning conditions.

**Background and Proposed Amendment**

This application comprises this letter and the following documents:-

- Application form
- Site Location Plan (Ref: 7895-L-01)
- Copy of Decision Notice SMD/2018/0180
- Proposed Planning Layout (Ref: ARCH/PL/PH1 Rev Z9)

The application fee of £490.00 has been sent under separate cover. I look forward to confirmation of receipt and validation of the application in due course.

If you require any further information, please do not hesitate to contact me.

Yours sincerely

**Sean McBride**  
**Persimmon Homes (North West) Ltd**

Tel: (0161) 746 3737

Email: [sean.mcbride@persimmonhomes.com](mailto:sean.mcbride@persimmonhomes.com)