

Our Ref: P1415/OM
Date: 16th August 2021

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Dear Sirs,

**Town and Country Planning Act 1990
Planning and Compulsory Purchase Act 2004
Localism Act 2011
Fole Dairy, Uttoxeter Road, Fole, Uttoxeter, Staffordshire ST14 5EH
Reserved Matters in respect of Planning Application Reference: SMD/2018/0234
Planning Portal reference: PP-10135815**

I refer to the above and am pleased to confirm that Harris Lamb Planning Consultancy (“**HLPC**”) are instructed by CB Collier FD Limited (“**The Applicant**”) to submit a reserved matters application in accordance with Condition 3 of the above planning permission.

You will be aware that planning permission reference SMD/2018/0234 (“**The Application**”) requires the submission of the first reserved matters to be made to the local planning authority by October 2022 (“Condition 2”). The submission of this reserved matters (“**The RM Application**”) is made in respect of:

Reserved matters of the layout, scale, appearance and landscaping for development of 48 dwellings, pursuant to outline planning permission SMD/2018/0234.

For the sake of good order we can confirm that the plans are set out on the attached drawings issue sheet.

In addition to the drawings identified on the attached drawings sheet, the following documents are also submitted in support of the reserved matters application:

- 1) Design Compliance Statement. This has been prepared to explain how the proposed reserved matters relating to the existing Design and Access Statement and also respond to the information attached to the outline planning permission.
- 2) A fee of £22,176.00 is payable and has been paid through the Planning Portal.

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Overview

The submission of the RM Application is made following the grant of the above planning permission. That permission itself, in outline, establishes the principle of development across the overall site and includes details of the vehicular access points to the residential areas from the Uttoxeter Road and the plots facing the lane to the east of the site. Therefore, the principle access point to the current reserved matters submission has the benefit of planning permission. It is not, therefore, a matter to be considered in the determination of this reserved matters submission. This reserved matters submission deals specifically with the details of the proposed residential development across the site, open space and landscaping.

The outline planning permission was granted and attached were informatives regarding design issues to be dealt with at the outline stage. These matters have been considered by Ritchie and Ritchie Architects on behalf of the Applicant in formulating the Reserved Matters.

The Applicant has also been discussing the implementation of development on the site and have been working with relevant statutory consultees to address a number of technical matters which also need to be considered prior to the formal commencement of development on the site. This includes refining and preparing more detailed assessments of drainage and the detailed design of the residential areas, public open space and landscaping which are the subject of the Planning Permission.

The RM layout also includes the provision of access to the former chapel building in the north-east corner of the site, facilitating the reuse of this by the owner of that property.

It is to be noted that progress is being made on a number of the pre-commencement conditions relating to drainage, ground conditions and trees, attached to planning permission SMD/2018/0234;

- Condition 8
- Condition 9
- Condition 13
- Condition 15
- Condition 16
- Condition 18
- Condition 20
- Condition 25

These will be the subject of pre-commencement condition discharge submissions in due course.

Design Formulation

The Applicant has been liaising with the Local Planning Authority since October 2019 regarding the design approach for the residential development. This reserved matters submission has regard to the LPA's design issues in regards to the Illustrative Plan submitted at outline stage and the 'informatives' attached to the planning permission. The Applicant has, therefore, designed a scheme best suited to resolve the issues raised regarding layout, landscaping and road/street hierarchy. As such, this application comprises the Applicant's formal proposals for the RM submission, which is informed by the principles set out in the accompanying Design Compliance Statement.

The design compliance document accompanying the RM submission explains the approach to the design in more detail and also explains the correlation between the RM submission and

the Design and Access Statement which accompanied the original outline planning permission (see following sub-section for further commentary).

Design Compliance Statement

The Design and Access Compliance Statement has been prepared by Ritchie and Ritchie Architects on behalf of the Applicant.

The document explains that regard has been had to the original Design and Access Statement which accompanied the outline planning application. The document explains how design development has taken place including pre-application discussions with the local planning authority and, provides an analysis of the ways in which the concerns raised by the LPA at outline stage have been addressed through this RM submission.

Dwelling Mix

For the sake of good order, we can confirm that the dwelling mix which comprises the RM submission is as follows:

- 1) 17 2-bedroom dwellings
- 2) 18 3-bedroom dwellings
- 3) 13 4-bedroom dwellings

The total number of dwellings proposed is 48 units. These have been identified on the layout plan for ease of reference.

I trust this information is of assistance to you in assessing the reserved matters application. We look forward to confirmation of registration of the submission and to discuss the matter with you and your colleagues.

Yours sincerely

A handwritten signature in black ink, appearing to read 'O. Morris', enclosed within a thin black rectangular border.

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