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31 August 2021

EP ref: 20-604

John Coxon
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Dear Sir / Madam

Re: Planning Portal reference: PP-10168784
Land east of Froghall Road, Cheadle, Stoke-on-Trent, ST10 2DN

We have been instructed to submit an outline planning application for up to 228 dwellings with access considered (all other matters reserved). The application comprises the following:-

- Application form and ownership certificate B
- Location plan (020-020-007B)
- Parameters plan (020-020-004F)
- Air Quality Assessment by SLR dated August 2021 (ref: 410.10341.00003 v2.0)
- Archaeological Desk Based Assessment by Orion dated August 2021 (ref: PN2991)
- Design and Access Statement by e*SCAPE Urbanists dated August 2021 (ref: 020/020/001/RevD/DAS)
- Preliminary Ecological Appraisal by Tyler Grange dated 16 July 2021 (ref: 14001_R01_NB_HM)
- Flood Risk Assessment and Drainage Management Strategy by Betts Hydro dated August 2021 (ref: HYD618_FROGHALL.ROAD_FRA&DMS Rev 1.0)
- Geo-environmental Desk Study Report by Betts Geo dated June 2021 (ref: 21EMP016/DS Rev 1)

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- Heritage Statement by Orion dated August 2021 (ref: PN2991/HS/3)
- Noise Impact Assessment by JPM Acoustics dated 16 July 2021 (ref: 0512021)
- Transport Assessment by Eddisons / Croft dated August 2021

The planning application fee in the sum of £19,988 has been paid by BACS transfer.

We trust that the above meets with your requirements and that you are able to validate and register the application. We look forward to receiving confirmation of your receipt of same.

Should you have any queries, please do not hesitate to contact this office.

Yours sincerely
Emery Planning

John Coxon

John Coxon BSc (Hons), MRTPI
Director