

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

17 November 2021

Submitted via the Planning Portal
Planning Portal Reference: PP- 10314040

Dear Sir/Madam

Land to the East of Froghall Road and North of Ayr Road and Cheltenham Avenue, Cheadle, Staffordshire

Reserved Matters application (access, layout, scale, appearance and landscaping) for residential development comprising 135 dwellings, with associated access, public open space and infrastructure

I am pleased to submit this planning application seeking Reserved Matters consent for 135 dwellings on land to the east of Froghall Road on behalf of Persimmon Homes (North West) Ltd; submitted via the Planning Portal on 17th November 2021 under reference PP- 10314040.

The application is made pursuant to hybrid planning permission reference 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 primary school with all matters reserved [herein called the Planning Permission] which obtained planning permission on 1st December 2020.

This Planning Application

This application seeks approval for matters of access, layout, scale, appearance and landscaping [herein called the Reserved Matters] for that part of the hybrid planning permission referred as Phase 2A; that part of the Site referred as Phase 2B (commonly known as the School Land) will be subject to a separate Reserved Matters application.

In addition to submitting details for approval of Reserved Matters, details are also submitted in compliance with and which are considered to satisfy details reserved by planning condition attached to the Planning Permission. It is hoped that approval of such matters will reduce those conditions to be discharged following granting of planning permission and will enable an expedited commencement of development:-

Condition

No.

19 The reserved matters residential application(s) shall be based on the Nationally

Described Space Standards (NDSS) Technical Housing Standards;

- 20 The type / mix of units at the reserved matters stage shall reflect the Council's Strategic Housing Market Assessment (SMHA);
- 21 The submission of first reserved matters, for Phases 2a and 2b shall include the submission of a layout plan which identifies an appropriate zone of influence for mine entry 104344-003 on site and the definition of a suitable 'no-build' zone for the mine entry, together with a scheme of remedial measures for the mine entry and implementation timescales of those remedial works. The submitted details shall be approved in writing by the Local Planning Authority prior to the commencement of development. The scheme shall be carried out in accordance with the approved details and timescales.
- 22 As part of the submission of any application for reserved matters in respect of Phases of 2a and / or 2b, an updated AQ (Air Quality) Assessment shall be submitted to the Local Planning Authority. If the updated AQ Assessment indicates a breach in AQ objectives then no development shall commence on Phases 2a and 2b until an Air Quality Mitigation Plan detailing all possible mitigation measures to improve air quality at the locations identified in the assessment to be impacted by the proposal has been submitted to and approved in writing by the Local Planning Authority. The full scope of the AQ Mitigation Plan shall be first agreed in writing by with the Local Planning Authority prior to any such commencement of development on Phases 2a and 2b and shall include the best practice off-setting techniques to be implemented. The development shall thereafter be carried out strictly in accordance with best practice off-setting techniques identified in the approved AQ Mitigation Plan and prior to each relevant phase being brought into first use.
- 24 No phase of the development hereby permitted shall commence, with the exception of site remediation works, until detailed plans and sections showing both existing and proposed site levels for that phase, together with the proposed relationship with adjacent phase(s) have been submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved details.
- 26 No phase of the development hereby permitted shall commence (including any site clearance, site stripping, site establishment, formation of new access, installation of any drainage infrastructure or groundworks) until a LEMP (Landscape and Ecological Management Plan) for that phase, together with the proposed relationship with adjacent phase(s), has been submitted to and approved in writing by the Local Planning Authority, giving details of the proposed creation, maintenance, management and development, including timescales and delivery mechanisms, for all landscaping and wildlife habitats and associated structures / features within the various public open spaces, ecological areas and structural landscape buffer strips for that phase. This shall include full and accurate locations of existing and any proposed new habitats; technical specifications, timescales and phasing for the creation of any new habitats; 5-year establishment and aftercare management prescriptions for any newly created habitats and a minimum 20-year maintenance and management operations for all habitats throughout the phase to be monitored and reviewed every 5 years for each phase. Following approval of such a management plan, the scheme for each phase shall be fully implemented in accordance with the details and timescales so approved.

27 No phase of development shall commence (including any site clearance, site stripping, site establishment, formation of new access, installation of any drainage infrastructure or groundworks) until a CEMP (Construction Environmental Management Plan) for that phase, together with the proposed relationship with adjacent phase(s) has been submitted to and approved in writing by the Local Planning Authority. This must include:

- Risk assessments of potentially damaging construction activities;
- Identification of biodiversity protection zones;
- Practical measures during construction to avoid or reduce impacts during construction (may be provided by method statements);
- The location and timing of sensitive works to avoid harm to biodiversity;
- No trees, shrubs or hedgerows shall be removed other than those whose removal is directly required to accommodate the approved development;
- Confirmation that there will be no clearance of trees, shrubs, tall ruderal or brambles between 31st March and 31st August inclusive unless a competent ecologist has undertaken a careful detailed check of vegetation for active birds nests, immediately before vegetation removal, and provided written confirmation that no birds will be harmed and / or appropriate methods are in place to protect nesting bird interests on site. Any such written confirmation required shall be submitted and approved in writing by Local Planning Authority before any clearance of trees, shrubs, tall ruderal or brambles is undertaken;
- Suitable methodology for the removal of Japanese Rose before any work is undertaken on the hedgerows;
- Lighting used during construction to minimise impacts on wildlife;
- Open excavations or pipes to be sealed at night. Ramps / planking to be installed to permit wildlife to escape being trapped in structures during construction;
- The role and responsibilities of an ecological clerk of works or similar competent person;
- Disposal of waste material on site; and,
- Use of protective fences, exclusion barriers and warning signs.

The CEMP shall be implemented and adhered to throughout the construction period strictly in accordance with the approved details for that phase.

31 No phase of the development hereby permitted shall be commenced, with the exception of site remediation works, until drainage plans for the disposal of foul and surface water flows for that phase have been submitted to and approved in writing by the Local Planning Authority. The development shall subsequently be implemented in accordance with the approved details before the development is first brought into use for that phase.

40 No phase of the development hereby permitted shall commence, with the exception of site remediation works, until a site specific scheme for protecting the proposed residential units from noise has been submitted to and approved in writing by the Local Planning Authority for that phase. The submitted scheme shall have due regard to British Standard BS8233:2014 Guidance on Sound Insulation for Buildings and shall be so designed to achieve noise levels of less than 35 dB LAeq in bedrooms, less than 40 dB LAeq in living areas and 55dB LAeq in outside living areas for that phase. A report containing all raw data and showing how calculations have been made shall be submitted to and approved in writing by the Local Planning Authority for each residential

phase. All works within a phase of development shall be carried out in accordance with the approved scheme prior to any building or dwelling to which they relate being brought into first use and shall be maintained for those purposes at all times thereafter.

The planning application is supported by the following:-

- This Cover Letter;
- Application Forms and Certificates;
- Design and Access Statement prepared by FPCR;
- Affordable Housing Scheme (*to meet the requirements of Schedule 1 Paragraph 2 of the s106 agreement dated 19th November 2020*) prepared by Persimmon Homes (North West) Ltd;
- Housing Mix, NDSS and Part M4(2) Assessment prepared by Persimmon Homes (North West) Ltd - *submitted to meet the requirements of Conditions 19 and 20 of SMD/2018/0180*
- Planning Obligations Summary prepared by Persimmon Homes (North West) Ltd;
- Transport Note (October 2021) prepared by Croft Transport Solutions;
- Mine Entry Appropriate Zone of Influence Plan (Ref: ARCH/PL/MEZ) prepared by Persimmon Homes (North West) Ltd – *submitted to meet the requirements of Condition 21 of SMD/2008/0180*;
- Parking Provision Schedule
- Air Quality Assessment (Ref: MAN.1033.AQ.050.R.001) prepared by Enzygo Environmental Consultants – *submitted to meet the requirements of Condition 22 of SMD/2018/0180*;
- Noise Mitigation Scheme (Ref: P17-430-R02v1) prepared by Hepworth Acoustics – *submitted to meet the requirements of Condition 40 of SMD/2018/0180*
- Water Vole and Otter Survey (Ref: 6452.006) prepared by TEP;
- Badger Survey (Ref: 8424.001) prepared by TEP;
- Construction Environmental Management Plan (October 2021) prepared by Persimmon Homes (North West) Ltd) – *submitted to meet the requirements of Condition 27 of SMD/2018/0180*;
- *Phase I and Phase II Geo-Environmental Site Assessment (Ref: 11-156-r1) prepared by e3P – submitted to meet the requirements of Condition 21 of SMD/2018/0180*
- Coal Mining Risk Assessment (Ref: 11-156-L3) prepared by e3P - *submitted to meet the requirements of Condition 21 of SMD/2018/0180*;
- Ground Stability Non-Residential Report (Ref: NH.MA (PER70/103) - *submitted to meet the requirements of Condition 21 of SMD/2018/0180*

- The following drawings:-
 - Location Plan (Ref: ARC/LP/01)
 - Planning Layout Colour (Ref: ARCH/PL/PH2 Rev G);
 - Planning Layout B/W (Ref: ARCH/PL/PH2 Rev G);
 - Access Arrangement – Continuation of Spine Road into Phase 2 (Ref: 2002-F05);
 - Access Arrangement – Site Access Arrangement off Cheltenham Avenue (Ref: 2002-F03 Rev A) – *Drawing approved as part of extant planning permission SMD/2018/0180*;
 - Boundary Treatment Plan (Ref: ARCH/BT/PH2 Rev G);
 - Surface Treatment Plan (Ref: ARCH/ST/PH2 Rev E);
 - Finishes Schedule (CAR2-FS-05a);
 - Materials Layout Plan (Ref: ARCH/ML/PH2 Rev E);
 - Forterra Fulwood Multi Facing Brick Sample Image;
 - Forterra Abbey Red Facing Brick Sample Image;
 - Alnmouth Housetype Plans and Elevations (Ref: AM-WD16 Rev C);
 - Alnmouth with Render Housetype Plans and Elevations (Ref: AM-WD 16R Rev C);
 - Burnham Housetype Plans and Elevations (Ref: BH-WD16 Rev E);

- Burnham with Chimney Housetype Plans and Elevations (Ref: BH-WD16C Rev E);
- Burnham with Additional Window and Chimney Housetype Plans and Elevations (Ref: BH-WD16AC Rev E);
- Burnham Housetype with Bay Window Plans and Elevations (Ref: BH-WD16B Rev E);
- Charnwood Corner Housetype Plans and Elevations (Ref: CW-WDC16 Rev G);
- Charnwood Corner Housetype with Chimney Plans and Elevations (Ref: CW-WDC16C Rev G);
- Danbury Housetype Plans and Elevations (Ref: DY-WD16 Rev D);
- Danbury with Additional Window Housetype Plans and Elevations (Ref: DY-WD16AW Rev D);
- Danbury Housetype with Render Plans and Elevations (Ref: DY-WD16R Rev D);
- Delamere Housetype Plans and Elevations (Ref: DM-WD16 Rev E);
- Fenchurch Housetype Plans and Elevations (Ref: FH-WD10 Rev R);
- Fenchurch with Bay Housetype Plans and Elevations (Ref: FH-WD10B Rev R);
- Fenchurch with Additional Window Housetype Plans and Elevations (Ref: FH-WD10AW Rev R);
- Fenchurch Additional Window and Bay Housetype Plans and Elevations (Ref: FH-WD10AWB Rev R);
- Harley Housetype Plans and Elevations (Ref: HY0-WD10 Rev V);
- Harley with Additional Window Housetype Plans and Elevations (Ref: HY-WD10AW Rev V);
- Harley with Chimney Housetype Plans and Elevations (Ref: HY-W10C Rev V);
- Harley Housetype Additional Windows and Chimney Plans and Elevations (Ref: HY-WD10AC Rev V);
- Madison Housetype Plans and Elevations (Ref: MA-WD03 Rev C);
- Madison with Additional Window Housetype Plans and Elevations (Ref: MA-WD03A Rev C);
- Marlborough Housetype Plans and Elevations (Ref: MB-WD10);
- Marlborough with Bay Housetype Plans and Elevations (Ref: MB-WD10B);
- Marston Housetype Plans and Elevations (Ref: MS-WD16 Rev C);
- Marston with Additional Window Housetype Plans and Elevations (Ref: MS-WD 16AW Rev C);
- Sherwood Corner Housetype with Chimney Plans and Elevations (Ref: SW-WDC06C Rev F);
- Strand Housetype Plans and Elevations (Ref: ST-WD10 Rev R);
- Strand with Bay Housetype Plans and Elevations (Ref: ST-WD10B Rev R);
- Strand Housetype with Additional Window Plans and Elevations (Ref: ST-WD10AW Rev R);
- Whiteleaf with Additional Window and Chimney Housetype Plans and Elevations (Ref: WL-WD06AC Rev F);
- Whiteleaf with Bay Window Housetype Plans and Elevations (Ref: WL-WD06B Rev F);
- Single/Double Garage Detail (Ref: SGD-01 Rev B)
- 1.8m Full Screen Wall Detail (Ref: PHNW-W-01);
- 600mm Knee Rail Detail (Ref: PHNW-KR-01);
- 1.8m Screen Fence Detail (Ref: PHNW-F-01);
- 2m Acoustic Fence Detail (Ref: PHNW-AF-02);
- Plot Bin Collection Area Detail (Ref: PHNW-BS-04)
- Planting Plans prepared by FPCR;
- Engineering Appraisal Phase 2 prepared by RSK;
- Sections prepared by Persimmon Homes;
- Streetscenes prepared by FPCR

Due to file size, the following information will be sent under separate cover:-

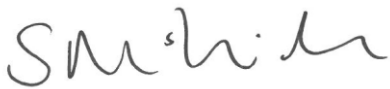
- Design and Access Statement
- Engineering Appraisal
- Streetscenes
- Planting Plans
- Sections

The application fee of £34,589.00 has been sent to Planning Portal.

I trust that you have everything you need to make the application valid and look forward to confirmation of receipt and validation in due course.

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

Yours faithfully

A handwritten signature in dark ink, appearing to read 'SMcBride', written in a cursive style.

Sean McBride
Persimmon Homes North West

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