

003_COT_SSDC_P21-1821_131221

13th December 2021

Planning Department
South Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ

SENT VIA: PLANNING PORTAL

Dear Madam/Sir

Section 73 Variation of Condition Application
Sandon Road, Cresswell, Staffordshire

I am instructed by my clients, Elan Homes (Midlands) Ltd and Scentarea Ltd, to submit an application for variation of condition further to outline consent SMD/2014/0576. The condition proposed to be varied is Condition 4 which list the approved plans.

This variation application proposes to vary the approved site access. The currently approved site access is via a three-arm roundabout on Sandon Road, with a separate private drive to be installed to provide access to existing residential properties on the west of Sandon Road. The proposed amended access is a three-armed priority 't' junction arrangement with a ghost island right-turn facility. This amendment represents a less 'engineered' access solution to the site and allows for the existing residential properties on Sandon Road to maintain their existing access arrangements. A Transport Assessment (TA) Addendum has been submitted which demonstrates that the proposed access amendment complies with the relevant engineering standards and will provide sufficient capacity for the junction to operate within capacity, including the proposed development traffic. The amended access arrangements have been discussed with the Local Planning Authority (LPA) and Local Highway Authority (LHA) prior to submission. The LPA have confirmed that they consider the proposed amendment a betterment in planning terms. The LHA are also supportive of the proposed amendment from a technical highways perspective.

The TA Addendum and accompanying drawings also include an amended design for the Cresswell Lane/Uttoxeter Road junction, located to the north of the application site but listed as an approved drawing on the original outline consent. The highway improvement works at this junction were previously proposed to be a roundabout but are now proposed

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to be a signalised junction. This has been discussed and agreed with the LHA as part of the off-site junction improvement works.

As a result of the proposed access amendment, the land use parameter plan has also been amended in the vicinity to the access. This provides a small amount of additional land as part of the residential part of the consent, although it is important to note that it is not proposed to increase the number of dwellings approved under the outline. This amendment will allow for the site layout design to have dwellings fronting the access on both sides of the road, creating a strong 'gateway' for the proposed development. This amendment has also been discussed with the LPA who have confirmed this represents an improvement to the urban design merits of the proposal.

The outline application was accompanied by an Environmental Statement (ES). A Supplementary Statement accompanies this application which demonstrates that the Proposed Development, with the changes proposed within the S73 Application, does not give rise to any additional significant effects than those already identified and explained within the Environmental Statement (ES) information submitted to date in relation to the original application (including ES Addendum). This supplementary statement has therefore been prepared to demonstrate this compliance and confirm that no further ES information is required to be submitted with the S73 Application.

Drawings

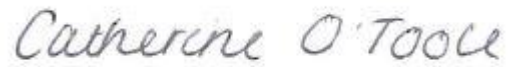
The below table sets out the currently approved drawing references alongside the corresponding drawing reference for the proposed amendments:

Approved Drawing	Proposed Drawing
120314-04 RevC – Suggested Roundabout Arrangement	IPD-21-555-151 Site Access General Arrangement
120314-08 Rev B – Suggested Roundabout Arrangement	IPD-21-555-150 Signal Junction General Arrangement
120314-09 – Swept Path Analysis Fire Tender – Emergency Access	IPD-21-555-114 Emergency Access Autotrack
A-L-0001 RevA – Land Use Parameter Drawing	A-004-APP-0001 Revised Land Use Parameter Drawing
A-L-0003 RevA – Access and Movement Parameter Drawing	A-004-APP-0003 Revised Access & Movement Parameter Drawing

As set out above an ES Supplementary Statement and TA Addendum are also provided as part of this application submission.

The requisite application fee of £234 has been paid via the Planning Portal. I trust that the information submitted is sufficient to enable the application to be registered and I look forward to receiving confirmation of validation as soon as possible. Should you have any queries or require any further information please do not hesitate to contact me.

Yours faithfully

A handwritten signature in cursive script that reads "Catherine O'Toole".

CATHERINE O'TOOLE

Principal Planner

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