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Our Ref: EN/RJB/9794
Planning Portal Ref: PP-10481522 & **PP-11047502**

28 January 2022

Planning Department
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
LEEK
ST13 6HQ

Dear Sirs

**TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION FOR A FOOD PROCESSING FACILITY/EDIBLE BONE FACTORY
ON LAND ADJOINING BONES LANE, CHEDDLETON, LEEK, ST13 7BT
ON BEHALF OF ADVANCED PROTEINS**

Please find enclosed a full planning application for a food processing facility/edible bone factory, on land adjoining Bones Lane, Cheddleton, Leek ST13 7BT.

The following documents are submitted:

- Application Form
- Planning Statement
- Economic Statement
- Design and Access Statement
- Phase I Contaminated Land Assessment (021-1868 FIE Cheddleton - Phase I REV01.pdf)
 - o 021-1868 Annex A Figure A1 Site Location REV00
 - o 021-1868 Annex A Figure A2 Site Layout REV00
 - o 021-1868 Annex A Figure A3-A4 Conceptual Site Model REV00
 - o 021-1868 Annex B HistSeg2500
 - o 021-1868 Annex B HistSlice10000
 - o 021-1868 Annex C Datasheet
 - o 021-1868 Annex D Context
 - o 021-1868 Annex D Index
 - o 021-1868 Annex D SiteSenSeg2500
 - o 021-1868 Annex D SiteSenSlice10000
 - o 021-1868 Annex D SiteSenSlice10000_Soil_Geochemistry
 - o 021-1868 Annex E Coal Authority
 - o 021-1868 Annex F Photolog Locations REV00
 - o 021-1868 Annex F Site Visit Photolog REV00

StansgatePlanning

Chartered Town Planners Planning and Development Consultants

Andrew D Murphy BA(Hons) MSc MRTPI **Elizabeth Nicholson** BSc (Hons) MSc DipTP MRTPI Stansgate Planning is the trading name of Stansgate Planning Consultants Ltd registered in England & Wales Registration No. 08010392

- Phase II Generic Quantitative Risk Assessment (Cheddleton GQRAFinalIssue.pdf)
- Tree Survey BS5837:2012 and Arboricultural Impact Assessment (AIA) (LTM0385.Tree Survey and AIA.01.pdf)
- Tree BS5837:2012 Method Statement (MS) (LTM0385.Method Statement.01.pdf)
- Preliminary Ecological Appraisal (185 FIE Cheddleton PEA R3.pdf)
- Landscape and Visual Impact Assessment:
 - o FIE Cheddleton LVIA Appx C Photomontages 19.01.22.pdf
 - o FIE Cheddleton LVIA Appx B Figures PART 2 _26.01.22.pdf
 - o FIE Cheddleton LVIA Appx B Figures PART 1 _26.01.22.pdf
 - o FIE Cheddleton LVIA Text and Appx A _26.01.22.pdf
- Planting Plan and Specification
 - o 478_PP_01 FIE Cheddleton Planting Plan 26.01.22.pdf
 - o 478_PP_02 FIE Cheddleton Off Site Planting Plan.pdf
- Landscape and Ecological Management Plan (LEMP) (478_AP Cheddleton_LEMP 26.01.22.pdf)
- Biodiversity Metric (Biodiversity Metric 3.0 FIE Cheddleton R2 - 0.6ha off-site woodland.xlsx)
- Agricultural Land Classification Map
- Air Quality and Odour Assessment (E3086 Cheddleton AQ and Odour Report v1.pdf)
- Commercial Plant Noise Assessment (E3086 - ABP Cheddleton_v1-2.pdf)
- Flood Risk Assessment and Surface Water Drainage Strategy (RC2306_2 - Bones Lane FRA.pdf)
- Energy Statement (SOL_21_S059_EAM_Cheddleton_Energy Statement_3.pdf)
- Sustainability Statement (SOL_21_S059_EAM_Cheddleton_Sustainability Statement_4.pdf)
- Transport Assessment (Cheddleton TA 19.01.2022.pdf)
- Travel Plan (Cheddleton TP 19.01.2022.pdf)
- Statement of Community Engagement

Plans for approval:

- CT-204-PP-1-01 - Site Location Map
- CT-204-PP-1-02 - Existing Site Layout
- CT-204-PP-1-03 - Proposed Site Layout
- CT-204-PP-1-04 - Existing and Proposed Spot Levels
- CT-204-PP-2-01 - Ground Floor Layout (Process Building)
- CT-204-PP-2-02 - First and Second Floor Layout (Process Building)
- CT-204-PP-2-03 - Office Building Layouts and Sections
- CT-204-PP-3-01 - Sections Process Building
- CT-204-PP-4-01 - Elevations Process Building
- CT-204-PP-4-02 - Office Building Elevations
- CT-204-PP-9-01 - Perspective Views

An application fee based on floorspace of 5,779sqm of £26,723.00 is paid to Staffordshire Moorlands District Council by bank transfer today using reference PP-10481522.

The Planning Statement is the overarching document which includes detail on the proposal and all other considerations.

I look forward to hearing from you to discuss the application as it progresses.

Yours faithfully

Rachel J Best

Mrs Rachel Best BSc(Hons) DipTP MRTPI
Principal Planner
Email: rachel@stansgate.co.uk

Enc. As listed above
Cc. client