

Jane Curley
Staffordshire Moorlands District Council
Development Control
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

Our ref: UT/2021/119463/03-L01
Your ref: SMD/2021/0550
Date: 24 June 2022

Dear Jane,

**APPROVAL OF RESERVED MATTERS, APPEARANCE, LANDSCAPING, LAYOUT
AND SCALE RELATING TO SMD/2018/0234 - FRA**

FOLE DAIRY, UTTOXETER ROAD, FOLE, UTTOXETER.

Thank you for referring the above application which was received on 03 May 2022.

We have reviewed the information submitted and maintain our objection on the following grounds:

The plans as submitted do not show an 8m easement as stated within section 2.2 of the revised Flood Risk Assessment (FRA) by JBA, dated April 2022. Drawing no. 157L 'Proposed Site Plan' by Ritchie & Ritchie Architects LLP, dated May 2022 and Figure 4.3 of the FRA shows the 8 metre easement to the River Tean has individual plots extending to the bank of the River Tean. The 8 metre easement needs to be retained as Public Open Space.

The easement is required to ensure the permanent retention of a continuous unobstructed area which is an essential requirement for the preservation of the water course corridor, wildlife habitat, flood flow conveyance and future watercourse maintenance or improvement. Further to this, the easement will safeguard this area from future development (including sheds, cycle storage or garages), structures (including gates, walls and fences) or raised ground levels within 8 metres of the top of bank of the river Tean. This is in line with planning condition 14 of planning permission SMD/2018/0234.

Please note, the 8 metre easement starts from the top of the bank of the river which is defined as the topographic change in bank slope which clearly defines the river channel from the surrounding land.

Environment Agency
9, Sentinel House Wellington Crescent, Fradley Park, Lichfield, WS13 8RR.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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We require a revised site layout which addresses the issues detailed above and provides an 8 metre easement to the River Tean.

If you have any queries please contact

Yours faithfully

Ms Anne-Marie McLaughlin
Senior Planning Advisor