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FAO Ben Haywood
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire Moorlands
ST13 6HQ

Our Ref: NB/R9074

14th September 2023

Dear Ben,

BLYTHE VALE, PHASE 2: LAND SOUTH EAST OF A521, NORTH OF THE A50 (BLYTHE VALE) BLYTHE BRIDGE – APPLICATION FOR APPROVAL OF DETAILS RESERVED BY A CONDITION (SMD/2021/0418)

We hereby apply for the approval of details reserved by conditions 3, 5, 11 and 21 on planning permission ref. SMD/2021/0418. The application comprises:

- This covering letter;
- Completed application form;
- Phasing Plan (R9074-SMH-23-00-DR-A-0003 Rev. P01)
- Schematic Drainage Plan (R9074-BML-21-00-DR-C-0104 Rev. N)
- Proposed Schematic Levels Plan (R9074-BML-20-00-DR-C-0100 Rev. N)
- Impermeable Areas Plan (R9074-BML-21-XX-DR-C-110 Rev. C)
- SuDS Maintenance Plan (March 2022)
- Network Calculations with 9% Urban Creep (March 2022)
- Landscape and Ecological Management Plan (August 2023)
- Detailed Planting Plans – Sheet 1 of 4 (Ref. R9074-LLA-21-00-DR-L-0001 Rev. T03)
- Detailed Planting Plans – Sheet 2 of 4 (Ref. R9074-LLA-21-00-DR-L-0002 Rev. T03)
- Detailed Planting Plans – Sheet 3 of 4 (Ref. R9074-LLA-21-00-DR-L-0003 Rev. T02)
- Detailed Planting Plans – Sheet 4 of 4 (Ref. R9074-LLA-21-00-DR-L-0004 Rev. T02)
- Biodiversity Metric Report (August 2023)

All documents have been uploaded to the Planning Portal (Application Ref. PP-12425863).

In accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2017, a payment for the sum of £116.00 has been provided to cover the flat rate fee for an application to discharge conditions.

St. Modwen Homes Limited
Registered Office and Mailing Address: 2 Devon Way, Longbridge, Birmingham, B31 2TS
Company Registration: England & Wales 09095920
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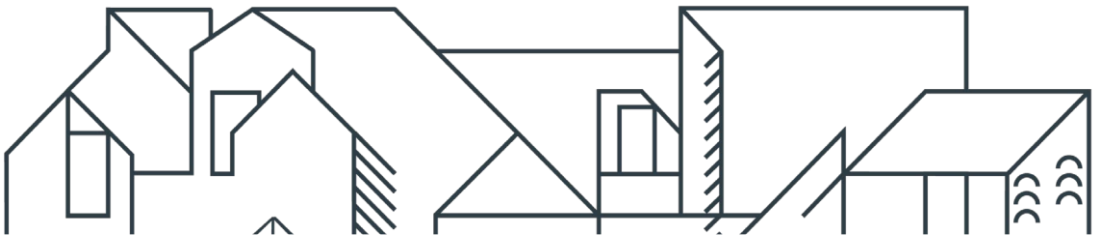


Your Authority granted full planning permission, subject to conditions, on 16 June 2023, for Phase 2 of the residential development at Blythe Vale, comprising 200 dwellings, access and internal roads for vehicles, pedestrian and cycle linkages; car and cycle parking; public open space and landscaping, ecological habitats; community orchard; sustainable drainage measures; and associated infrastructure and earthworks (Application ref. SMD/2021/0418). This application seeks to discharge conditions 3, 5, 11 and 21 on the decision notice for application ref. SMD/2021/0418.

Specific Conditions and Details Submitted

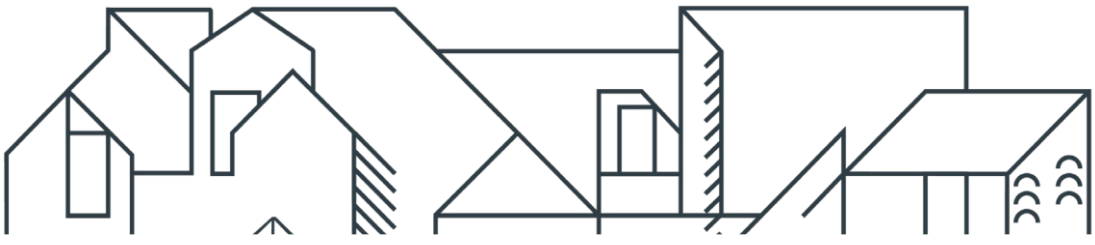
Condition 3 states that no development shall take place until a phasing scheme has been submitted to and approved in writing by the Local Planning Authority. Please find enclosed the Phasing Plan (R9074-SMH-23-00-DR-A-0003 Rev. P01) which details two construction phases. Phase 1 is shown to the south of development spine road and Phase 2 is indicated to the north of the spine road. On this basis, we hereby apply to discharge condition 3 on SMD/2021/0418.

Condition 5 of SMD/2021/0418 requires that all works shall be carried out in accordance with the approved Demolition, Construction and Environmental Method Statement listed under condition 2 of the permission and that any alteration to this Statement should firstly be approved in writing by the Local Planning Authority. Whilst no change is proposed to the approved details, it has come to our attention that there is not Demolition, Construction and Environmental Method Statement listed under condition 2 of the permission; however, there is reference to an approved Construction and Environmental Management Plan. For the avoidance of doubt, please could I ask you to confirm as part of this application that the reference to 'Demolition, Construction and Environmental Method Statement' under condition 5 relates to the approved 'Construction and Environmental Management Plan'.

Condition 11 states that the development hereby permitted shall not commence on any phase 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.

Please find enclosed the Schematic Drainage Plan (Ref. R9074-BML-21-00-DR-C-0104 Rev. N), Proposed Schematic Levels Plan (Ref. R9074-BML-20-00-DR-C-0100 Rev. N), Impermeable Areas Plan (Ref. R9074-BML-21-XX-DR-C-110 Rev. C), and accompanying Network Calculations (March 2022) and SuDS Maintenance Plan (March 2022). The above referenced documents have previously been submitted to your Authority during the determination of SMD/2021/0418 – and have been agreed with the Lead Local Flood Authority and National Highways on the basis that they sufficiently demonstrate how the development will be drained without exacerbating flooding issues elsewhere. On this basis, we hereby apply to discharge condition 11 on SMD/2021/0418.

Condition 21 requires that a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved by the Local Planning Authority, prior to commencement of the development. This shall include details of:



- The creation, enhancement, maintenance and management of semi-natural habitats – in particular existing and new pond / wetland creation and associated habitat, including depth, gradients and aspects of created ponds to maximise value for biodiversity.
- Provision of bat roosting and bird nesting opportunities in new buildings and attached to trees; designs to ensure hedgehogs can move through the development; the planting of hedgerows as curtilage boundaries; planting of native locally occurring species appropriate to shade, moisture, aspect, and drainage to encourage pollinating insects, plus provide a food sources for foraging birds or bats. Details are required to be provided on suitable scale plans along with accompanying specifications. The timing of work and persons responsible is also required to be detailed.
- Details of, enhancement, management and monitoring for a minimum of 3 years post creation, including to deliver and report on Biodiversity Net Gain (BNG) including final BNG calculation and accurate baseline and post-intervention habitat maps, reflecting the most up-to-date landscaping and drainage plans for the site. Monitoring and remedial measures shall also be provided.

The LEMP shall be implemented in accordance with the approved details and features shall be retained in that manner thereafter.

Please find enclosed a LEMP, dated August 2023, which contains details of the habitat creation, enhancement, management and maintenance, including the provision of bat roosting and bird nesting opportunities; as well as gaps to allow the movement of hedgehogs through the development. Copies the approved Detailed Planting Plans have also been provided and illustrate the locations of the new hedgerows and other native species that are to be planted as part of the development, to help encourage pollinating insects and provide food sources for foraging birds and bats.

The LEMP also includes a monitoring programme, which lists the features to be delivered during the construction phase. It also specifies where supervision by an ecologist will be required, along with other detailed comments relating to the installation of each feature, where applicable. The monitoring programme additionally sets out monitoring objectives and timescales for the management of each feature over a 10 year period, alongside details of the indictors that are to be used to establish whether each objective has been achieved. The programme is to be reviewed by relevant members of the project team at the end of the initial 5 year period to ensure that the monitoring objectives remain relevant and necessary.

The proposed enhancements have been discussed with Staffordshire Wildlife Trust during the determination of SMD/2021/0418 and incorporated into the approved scheme. The application is accompanied by a copy of the latest Biodiversity Metric Report, dated August 2023, which demonstrates that the development will deliver a BNG, in accordance with the requirements of the National Planning Policy Framework and Policy NE1 of the Staffordshire Moorlands Local Plan. Accordingly, we hereby apply to discharge condition 21 on SMD/2021/0418.

Accordingly, we hereby apply to discharge conditions 3, 5, 11 and 21. I trust that the enclosed documents provide the necessary information to enable your Authority to determine the application and I look

forward to receiving formal acknowledgement that the application has been validated in due course. However, should you require any further information or clarification in relation to the submission, please do not hesitate to contact me.

Yours sincerely,

Naomi Baker
Graduate Planner

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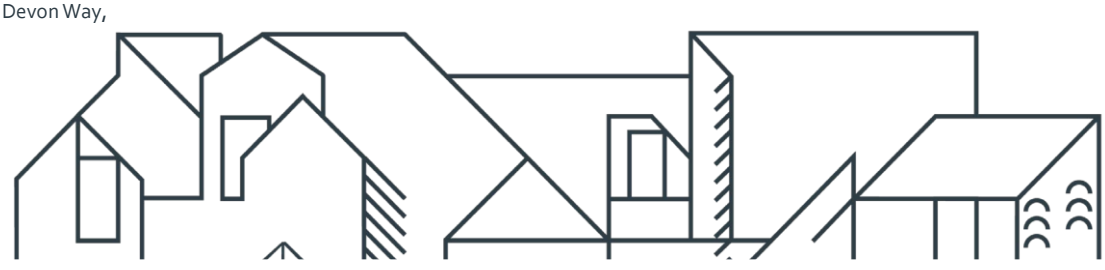

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