

3rd November 2023

Mr. C. Johnston
Development Control
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

Dear Chris

NON-MATERIAL AMENDMENT SMD/2021/0491 – LAND AT TENFORD LANE, UPPER TEAN

Further to our recent conversation I would be grateful if you would find enclosed a non-material amendment application which seeks to vary the wording of Condition 10 of SMD/2021/0491.

The current condition is based on the originally proposed drainage strategy for the site. As you will be aware, the surface water drainage strategy has since been revised, as per the submissions made under application SMD/2023/0240.

The Lead Local Flood Authority has advised in its consultation response to SMD/2023/0240 that the changes to the drainage strategy necessitate some changes to the wording of Condition 10, principally because the proposal now incorporates the provision of soakaways and thus no longer requires the provision of a third attenuation pond. The levels across the site also mean that in some cases land levels will slope towards the houses. This non-material amendment application duly proposes the following minor changes to the existing wording of Condition 10:

Condition 10(D) Proposed Wording: Provision of bunds around all infiltration basins (to provide extra storage volume) at least 200mm above the top of bank levels of each basin shown in the approved drainage plan.

Condition 10(E) Proposed Wording: Provision of swales prior to discharge into Infiltration Basins 1 and 2

Condition 10(J) Proposed Wording: Exceedance flows to be managed using ground profiling as outlined in Flood Exceedance Plan, K22-001-006 Rev E, Keytech Development Design Ltd, 25/01/2023 with all ground slopes being profiled away from property entrances, or threshold drains provided where levels slope towards properties.

I trust this application will meet with your approval, but should you have any queries or concerns in respect of this matter please do not hesitate to contact me.

Yours Sincerely
Hewitt&CarrServices



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Planning Consultant