

## Delivered via the Planning Portal

FAO Rosie Dinnen  
Staffordshire Moorlands District Council  
Moorlands House  
Stockwell Street  
Leek  
Staffordshire Moorlands  
ST13 6HQ

Our Ref: SR/R9074

24 June 2024

Dear Rosie,

### **LAND SOUTH EAST OF A521, A50 BLYTHE BRIDGE BYPASS, BLYTHE BRIDGE, STAFFORDSHIRE: APPLICATION TO VARY CONDITIONS 2, 13 AND 20 OF PLANNING PERMISSION REF. SMD/2021/0418**

We hereby apply under the provisions of Section 73 of The Town and Country Planning Act 1990 to vary conditions 2, 13 and 20 of planning permission ref. SMD/2021/0418. The application comprises:

- This covering letter
- Completed application form
- Table – Proposed Condition Changes – SMD/2021/0418
- Proposed Site Plan (Ref. R9074-RLA-21-XX-DR-A-2003 H)
- Proposed Boundaries Plan (Ref. R9074-RLA-21-XX-DR-A-2004 E)
- Proposed Materials Plan (Ref. R9074-RLA-21-XX-DR-A-2005 E)
- Proposed Heights Plan (Ref. R9074-RLA-21-XX-DR-A-2007 E)
- Proposed Waste Management Plan (Ref. R9074-RLA-21-XX-DR-A-2008 E)
- Proposed Car Parking Plan (Ref. R9074-RLA-21-XX-DR-A-2009 E)
- Proposed Roof Plan (Ref. R9074-RLA-21-XX-DR-A-2013 E)
- Proposed Phasing Plan (Ref. R9074-RLA-21-XX-DR-A-2016 E)
- Proposed Street Elevations (Ref. R9074-RLA-21-XX-DR-A-2020 B)
- Proposed Site Sections (Ref. R9074-RLA-21-XX-DR-A-2022 B)
- Public Open Space Plan (Ref. R9074-RLA-21-XX-DR-A-2029 E)
- Proposed Schematic Levels Plan (Ref. R9074-BML-20-00-DR-C-0100 C02)
- Visibility Splays (Ref. R9074-BML-20-00-DR-C-0105 C02)
- Proposed Vehicular Tracking Plan – Fire (Ref. R9074-BML-20-00-DR-C-0108 C02)
- Proposed Vehicular Tracking Plan – Refuse (Ref. R9074-BML-20-00-DR-C-0112 C02)
- Schematic Drainage Plan (Ref. R9074-BML-20-00-DR-C-0104 C02)
- Impermeable Areas Plan (Ref. R9074-BML-20-00-DR-C-0110 C02)

**St. Modwen Homes Limited**

**Registered Office:** Park Point, 17 High Street,  
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Wales 09095920

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- Section 38 Limit Plan (Ref. R9074-BML-20-00-DR-C-0111 Co2)
- Flood Risk Assessment & Drainage Report (Ref. 13051/R100 Rev. 1.4, dated June 2024)
- SuDS Maintenance Plan (Ref. 13051/R140 Rev. 1.0, dated May 2024)
- Detailed Planting Plans – Sheet 1 of 4 (Ref. R9074-LLA-21-00-DR-L-0001 Co3)
- Detailed Planting Plans – Sheet 2 of 4 (Ref. R9074-LLA-21-00-DR-L-0002 Co2)
- Detailed Planting Plans – Sheet 3 of 4 (Ref. R9074-LLA-21-00-DR-L-0003 Co2)
- Detailed Planting Plans – Sheet 4 of 4 (Ref. R9074-LLA-21-00-DR-L-0004 Co3)
- Phase 2 Ecology Addendum – BNG (Ref. 6249/LTW/APR/PH, dated 21 June 2024)
- Biodiversity Metric Report (Ref. Rev 3.0, dated 21 June 2024)
- Proposed Habitat Condition Plan (Ref. dated 13 June 2024)

All documents have been uploaded to the Planning Portal (Application Ref. PP-13149161).

In accordance with the Town and Country Planning (Fees for Applications, Deemed Applications/Requests and Site Visits) (England) Regulations 2012 (as amended), a payment for the sum of £293 has been provided to cover the flat rate fee for an application to remove or vary a condition following grant of planning permission.

Your Authority granted full planning permission, subject to conditions, on 16 June 2023, for the development of 200 dwellings (Use Class C3), access and internal roads for vehicles, footpaths and cycle linkages, parking, public open space and landscaping, ecological habitats, community orchard, sustainable drainage measures, and associated infrastructure and earthworks on Phase 2 of the residential development on the land allocated under Policy DSR1: Blythe Vale in the adopted Staffordshire Moorlands Local Plan (Application Ref. SMD/2021/0418).

### Minor Material Amendment

This application proposes to vary conditions 2, 13 and 20 of SMD/2021/0418 to seek approval for revised versions of some of the previously approved documents, as well as a supplementary ecology note, which have been prepared to reflect a proposed amendment to the approved drainage scheme. The amendment relates to the introduction of an open basin in place of the approved subterranean drainage tank, along with the associated repositioning of the play area, footpath, and orchard planting within the open space surrounding the basin.

The storage capacity of the proposed open basin would resemble that of the approved tank and the rate at which surface water would be discharged from the basin into the culvert under the A50 would also remain unaffected. Likewise, by relocating the play area, footpath, and orchard planting, there will no loss of provision arising from these proposals, albeit there would be a slight reduction in the area of orchard planting, however the revised scheme will deliver a greater net gain in biodiversity as a result of the changes.

Replacing the subterranean tank with an open basin will provide a more natural solution to accommodating surface water on the development and minimise disruption for occupied properties by avoiding the need to install a below ground concrete tank. The basin would be appropriately shaped, with banks graded at 1:3 and it would have a total depth of just under 2.3m. Severn Trent Water has

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indicated that it would be willing to adopt the basin based on the proposed design. Whilst the basin will be required to accommodate surface water, especially during periods of extreme rainfall, it is not designed to hold any permanent standing water, therefore during dry periods it could be otherwise be available for recreational use.

### Condition 2

Condition 2 of SMD/2021/0418 currently lists a number of approved plans, including the following drawings which show the area currently proposed to contain the subterranean tank:

- |                                             |                                             |
|---------------------------------------------|---------------------------------------------|
| • Proposed Site Plan                        | (Ref. R9074-RLA-21-XX-DR-A-2003 F)          |
| • Proposed Boundaries Plan                  | (Ref. R9074-RLA-21-XX-DR-A-2004 C)          |
| • Proposed Materials Plan                   | (Ref. R9074-RLA-21-XX-DR-A-2005 C)          |
| • Proposed Heights Plan                     | (Ref. R9074-RLA-21-XX-DR-A-2007 C)          |
| • Proposed Waste Management Plan            | (Ref. R9074-RLA-21-XX-DR-A-2008 C)          |
| • Proposed Car Parking Plan                 | (Ref. R9074-RLA-21-XX-DR-A-2009 C)          |
| • Proposed Roof Plan                        | (Ref. R9074-RLA-21-XX-DR-A-2013 C)          |
| • Proposed Phasing Plan                     | (Ref. R9074-RLA-21-XX-DR-A-2016 C)          |
| • Proposed Street Elevations                | (Ref. R9074-RLA-21-XX-DR-A-2020 A)          |
| • Proposed Site Sections                    | (Ref. R9074-RLA-21-XX-DR-A-2022 A)          |
| • Public Open Space Plan                    | (Ref. R9074-RLA-21-XX-DR-A-2029 C)          |
| • Proposed Schematic Levels Plan            | (Ref. R9074-BML-20-00-DR-C-0100 N)          |
| • Visibility Splays                         | (Ref. R9074-BML-20-00-DR-C-0105 F)          |
| • Proposed Vehicular Tracking Plan – Fire   | (Ref. R9074-BML-20-00-DR-C-0108 E)          |
| • Proposed Vehicular Tracking Plan – Refuse | (Ref. R9074-BML-20-00-DR-C-0112 C)          |
| • Schematic Drainage Plan                   | (Ref. R9074-BML-20-00-DR-C-0104 N)          |
| • Impermeable Areas Plan                    | (Ref. R9074-BML-20-00-DR-C-0110 C)          |
| • Section 38 Limit Plan                     | (Ref. R9074-BML-20-00-DR-C-0111 D)          |
| • Flood Risk Assessment & Drainage Report   | (Ref. 13051/R100 Rev. 1.2, dated June 2021) |
| • SuDS Maintenance Plan                     | (Ref. dated 03 March 2022)                  |
| • Detailed Planting Plans – Sheet 1 of 4    | (Ref. R9074-LLA-21-00-DR-L-0001 Co2)        |
| • Detailed Planting Plans – Sheet 2 of 4    | (Ref. R9074-LLA-21-00-DR-L-0002 Co2)        |
| • Detailed Planting Plans – Sheet 3 of 4    | (Ref. R9074-LLA-21-00-DR-L-0003 Co2)        |
| • Detailed Planting Plans – Sheet 4 of 4    | (Ref. R9074-LLA-21-00-DR-L-0004 Co2)        |
| • Biodiversity Metric Report                | (Ref. Rev. 3.0, dated February 2022)        |
| • Proposed Habitat Condition Plan           | (Ref. dated 02 December 2021)               |

In order to formalise the proposed changes to the drainage scheme, we hereby seek approval for the following plans which show an open basin, as well as the relocated play area, footpath, and orchard planting within the open space surrounding the basin in place of the above referenced drawings:

- |                            |                                    |
|----------------------------|------------------------------------|
| • Proposed Site Plan       | (Ref. R9074-RLA-21-XX-DR-A-2003 H) |
| • Proposed Boundaries Plan | (Ref. R9074-RLA-21-XX-DR-A-2004 E) |
| • Proposed Materials Plan  | (Ref. R9074-RLA-21-XX-DR-A-2005 E) |

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- |                                             |                                             |
|---------------------------------------------|---------------------------------------------|
| • Proposed Heights Plan                     | (Ref. R9074-RLA-21-XX-DR-A-2007 E)          |
| • Proposed Waste Management Plan            | (Ref. R9074-RLA-21-XX-DR-A-2008 E)          |
| • Proposed Car Parking Plan                 | (Ref. R9074-RLA-21-XX-DR-A-2009 E)          |
| • Proposed Roof Plan                        | (Ref. R9074-RLA-21-XX-DR-A-2013 E)          |
| • Proposed Phasing Plan                     | (Ref. R9074-RLA-21-XX-DR-A-2016 E)          |
| • Proposed Street Elevations                | (Ref. R9074-RLA-21-XX-DR-A-2020 B)          |
| • Proposed Site Sections                    | (Ref. R9074-RLA-21-XX-DR-A-2022 B)          |
| • Public Open Space Plan                    | (Ref. R9074-RLA-21-XX-DR-A-2029 E)          |
| • Proposed Schematic Levels Plan            | (Ref. R9074-BML-20-00-DR-C-0100 C02)        |
| • Visibility Splays                         | (Ref. R9074-BML-20-00-DR-C-0105 C02)        |
| • Proposed Vehicular Tracking Plan – Fire   | (Ref. R9074-BML-20-00-DR-C-0108 C02)        |
| • Proposed Vehicular Tracking Plan – Refuse | (Ref. R9074-BML-20-00-DR-C-0112 C02)        |
| • Schematic Drainage Plan                   | (Ref. R9074-BML-20-00-DR-C-0104 C02)        |
| • Impermeable Areas Plan                    | (Ref. R9074-BML-20-00-DR-C-0110 C02)        |
| • Section 38 Limit Plan                     | (Ref. R9074-BML-20-00-DR-C-0111 C02)        |
| • Flood Risk Assessment & Drainage Report   | (Ref. 13051/R100 Rev. 1.4, dated June 2024) |
| • SuDS Maintenance Plan                     | (Ref. 13051/R140 Rev. 1.0, dated May 2024)  |
| • Detailed Planting Plans – Sheet 1 of 4    | (Ref. R9074-LLA-21-00-DR-L-0001 C03)        |
| • Detailed Planting Plans – Sheet 2 of 4    | (Ref. R9074-LLA-21-00-DR-L-0002 C02)        |
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| • Detailed Planting Plans – Sheet 4 of 4    | (Ref. R9074-LLA-21-00-DR-L-0004 C03)        |
| • Phase 2 Ecology Addendum – BNG            | (Ref. 6249/LTW/APR/PH, dated 21 June 2024)  |
| • Biodiversity Metric Report                | (Ref. Rev 3.0, dated 21 June 2024)          |
| • Proposed Habitat Condition Plan           | (Ref. dated 13 June 2024)                   |

### Condition 13

Condition 13 on SMD/2021/0418 currently lists the following version of the Flood Risk Assessment & Drainage Report an approved document and requires that the development shall only be carried out in accordance with this report:

- Flood Risk Assessment & Drainage Report (Ref. 13051/R100 Rev. 1.2, dated June 2021)

In light of the minor changes proposed to the drainage scheme, an updated version of this document (Ref. 13051/R100 Rev. 1.3, dated June 2024), revised to refer to an open basin instead of a subterranean tank, has been submitted with this application. In all other respects the drainage scheme remains as previously approved. On that basis, we hereby seek approval to vary condition 13 on SMD/2021/0418 in order that it refers to the enclosed version of the Flood Risk Assessment & Drainage Report.

### Condition 20

Condition 20 on SMD/2021/0418 requires that the development shall be undertaken in accordance with the recommendations of the Ecological Appraisal dated June 2021 produced by FPCR. Please find enclosed a Phase 2 Ecology Addendum – BNG (Ref. 6249/LTW/APR/PH, dated 21 June 2024) which

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addresses the minor changes to the drainage scheme and confirms that the proposals would result in an increase in biodiversity net gain on site. Accordingly, we hereby seek to vary condition 20 on SMD/2021/0418 in order that it refers to both the approved Ecological Appraisal dated June 2021, as well as the subsequent Phase 2 Ecology Addendum – BNG (Ref. 6249/LTW/APR/PH, dated 21 June 2024).

For ease of reference, please also find enclosed a document titled 'Table – Proposed Condition Changes – SMD/2021/0418' which includes the current wording of conditions 2, 13 and 20, alongside the proposed revised wording of the affected conditions.

The specific area of land to which this amendment relates is within the sole ownership of St. Modwen Homes, therefore notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been not given to any occupied plots within the development on the basis that their land is not directly affected by this application.

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,

*Sam Rogers*

Sam Rogers  
Planning Manager

Enc.

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