

The Planning Inspectorate

PLANNING APPEAL FORM (Online Version)

WARNING: The appeal **and** essential supporting documents **must** reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time, we will not accept the appeal.**

Appeal Reference: APP/B3438/W/24/3351035

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name

. . .

Company/Group Name

Bloor Homes NW

Address

C/O Agent - Emery Planning
Unit 2-4 South Park Court Business Centre, Hobson Street
MACCLESFIELD
SK11 8BS

Preferred contact method

Email



Post



B. AGENT DETAILS

Do you have an Agent acting on your behalf?

Yes



No



Name

Sir / Ma Emery Planning

Company/Group Name

Emery Planning

Address

Units 2-4 South Park Court Business Centre
Hobson Street
MACCLESFIELD
Cheshire
SK11 8BS

Phone number

01625 433 881

Fax number

01625 511 457

Email

support@emeryplanning.com

Your reference

24-401:JC

Preferred contact method

Email



Post



C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority	Staffordshire Moorlands District Council
LPA reference number	SMD/2021/0610
Date of the application	31/08/2021
Did the LPA validate and register your application?	Yes ☒ No ☐
Did the LPA issue a decision?	Yes ☒ No ☐
Date of LPA's decision	15/04/2024

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address?	Yes ☐ No ☒
Does the appeal relate to an existing property?	Yes ☐ No ☒
Address	Land East of Froghall Road Cheadle Grid Ref Easting: 401243 Grid Ref Northing: 344858
Is the appeal site within a Green Belt?	Yes ☐ No ☒
Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site?	Yes ☐ No ☒

E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form?	Yes ☒ No ☐
If YES, please state below the revised wording	
Outline application for residential development with access considered (all other matters reserved)	
Please attach a copy of the LPA's agreement to the change. ☒ see 'Appeal Documents' section	
Area (in hectares) of the whole appeal site [e.g. 1234.56]	8.77 hectare(s)
Does the proposal include demolition of non-listed buildings within a conservation area?	Yes ☐ No ☒

F. REASON FOR THE APPEAL

The reason for the appeal is that the LPA has:

1. Refused planning permission for the development.	☒
2. Refused permission to vary or remove a condition(s).	☐
3. Refused prior approval of permitted development rights.	☐
4. Granted planning permission for the development subject to conditions to which you object.	☐
5. Refused approval of the matters reserved under an outline planning permission.	☐
6. Granted approval of the matters reserved under an outline planning permission subject to	☐

conditions to which you object.

7. Refused to approve any matter required by a condition on a previous planning permission (other than those specified above). ☐

8. Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval. ☐

9. Failed to give notice of its decision within the appropriate period because of a dispute over provision of local list documentation. ☐

G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

1. Written Representations ☐

2. Hearing ☐

3. Inquiry ☒

You must give detailed reasons below or in a separate document why you think an inquiry is necessary. The reasons are set out in

☒ see 'Appeal Documents' section

(a) How many witnesses do you intend to call?

5

(b) How long do they need to give their evidence?

TBC

(c) How long do you estimate the inquiry will last?

4 day(s)

H. FULL STATEMENT OF CASE

☒ see 'Appeal Documents' section

Do you have a separate list of appendices to accompany your full statement of case?

Yes

☐ No

☒

(a) Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? (Please attach draft version if available)

Yes

☒ No

☐

☒ see 'Appeal Documents' section

(b) Have you made a costs application with this appeal?

Yes

☐ No

☒

I. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner of any part of the land to which the appeal relates; ☐

CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below: ☒

Owner's Name:

Edward Thomas Pemberton

Address at which notice was served:

Broad Haye Farm, Hammersley Hayes Road, Cheadle, ST10 2DD

Date the notice was served:

30/08/2024

CERTIFICATE C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below.



I. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding.



(b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant.



(b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below.



J. SUPPORTING DOCUMENTS

01. A copy of the original application form sent to the LPA.



02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (if these did not form part of the LPA's planning application form).



03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.



04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.



05. (a) Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.



05. (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.



05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.



06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application.



06. (b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.



07. A copy of the design and access statement sent to the LPA (if required).



08. A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure.



09. (a) Additional plans, drawings or documents relating to the application but not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.



09. (b) A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.



10. Any relevant correspondence with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements.



11. If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission, please enclose:

- (a) the relevant outline application; ☐
- (b) all plans sent at outline application stage; ☐
- (c) the original outline planning permission. ☐

12. If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition, we must have a copy of the original permission with the condition attached. ☐

13. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). ☐

14. If the appeal is against the LPA's refusal or failure to decide an application because of a dispute over local list documentation, a copy of the letter sent to the LPA which explained why the document was not necessary and asked the LPA to waive the requirement that it be provided with the application. ☐

K. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided? Yes ☐ No ☒

L. CHECK SIGN AND DATE

(All supporting documents must be received by us within the time limit)

I confirm that all sections have been fully completed and that the details are correct to the best of my knowledge.

I confirm that I will send a copy of this appeal form and supporting documents (including the full statement of case) to the LPA today.

Signature Sir / Ma Emery Planning

Date 30/08/2024 14:41:56

Name Sir / Ma Emery Planning

On behalf of . . .

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 2018.

The Planning Inspectorate takes its data protection responsibilities for the information you provide us with very seriously. To find out more about how we use and manage your personal data, please go to our [privacy notice](#).

M. NOW SEND

Send a copy to the LPA

Send a copy of the completed appeal form and any supporting documents (including the full statement of case) not previously sent as part of the application to the LPA. If you do not send them a copy of this form and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your appeal form
- locating your local planning authority's email address:

<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>

- attaching the saved appeal form including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

You may wish to keep a copy of the completed form for your records.

N. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. Please ensure that any correspondence you send to us is clearly marked with the appeal reference number.

You will not be sent any further reminders.

The documents listed below were uploaded with this form:

Relates to Section:	DESCRIPTION OF DEVELOPMENT
Document Description:	A copy of the LPA's agreement to the change.
File name:	Email trail - 13.02.24 to 19.02.24.pdf
Relates to Section:	CHOICE OF PROCEDURE
Document Description:	Document containing detailed reasons why an inquiry is necessary.
File name:	24-401 - Appeal Covering Letter.pdf
File name:	Completed pre-notification of appeal - SMD-2021-0610 - 27.08.2024.pdf
Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A copy of the full statement of case.
File name:	24-401 - Statement of Case with Appendices.pdf
Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A planning obligation (a section 106 agreement or a unilateral undertaking).
File name:	To be provided at later stage.docx
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. A copy of the original application sent to the LPA.
File name:	SUPERSEDED 20-604 - ApplicationForm-1.0-.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.
File name:	20-604 - decision notice - SMD-2021-0610 - refused - 15.04.2024(1.0).pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
File name:	020-020-P001 Rev G - Location Plan.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05.a. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
File name:	SUPERSEDED 20-604 - ApplicationForm-1.0-.pdf
File name:	SUPERSEDED 001RevD_Application_Boundary_&_Location_Plan.pdf
File name:	SUPERSEDED 20-604 - Planning Statement and appendices - Sep 2021.pdf
File name:	SUPERSEDED 004_RevF_Parameters_Masterplan_OS_Base.pdf
File name:	SUPERSEDED AQA_v2.pdf
File name:	0512021 - Noise Impact Assessment-1.0-.pdf
File name:	SUPERSEDED Transport Assessment - Aug 21.pdf
File name:	SUPERSEDED 14001_R02_Arbiculture Summary.pdf

File name:	PN2991 - Heritage Statement August 2021-1.0-.pdf
File name:	PN2991 Desk Based Arch.pdf
File name:	SUPERSEDED 004_RevF_Parameters_Masterplan Aerial.pdf
File name:	SUPERSEDED LVA Report July 2021.pdf
File name:	Geo-envo DESK STUDY - Rev 1 - June 2021.pdf
File name:	SUPERSEDED FRA and DMS - Aug 2021.pdf
File name:	20-604 - Statement of Community Involvement FINAL.pdf
File name:	SUPERSEDED PEA July 2021.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05.b. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
File name:	24-401 - Appeal Document List.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.
File name:	24-401 - Appeal Document List.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	06.a. Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).
File name:	SUPERSEDED Arb Report 22.10.21.pdf
File name:	SUPERSEDED LVA (Nov 21) Rev B.pdf
File name:	ALC report.pdf
File name:	SUPERSEDED - Planning, Affordable Housing and Sustainability Statement - Sep 2021.pdf
File name:	Counsel Opinion.pdf
File name:	SUPERSEDED 3277-F06 Rev A - Proposed Site Access Plan.pdf
File name:	SUPERSEDED 020-020-P004 Rev L - Parameters Masterplan.pdf
File name:	Planning Affordable Housing and Sustainability Statement - May 2022.pdf
File name:	SUPERSEDED 020-020-P009 Rev C - Illustrative Masterplan.pdf
File name:	TA Addendum - April 2022.pdf
File name:	SUPERSEDED DAS Rev E.pdf
File name:	R001v3 HT - Built Heritage Statement - Froghall Road Cheadle - 18.05.2022(1.0).pdf
File name:	LVA Report 10066 Rev D(1.0).pdf
File name:	Betts Hydro Response to LLFA - 18.11.2022.pdf
File name:	Highways Technical Note 03.pdf
File name:	AQA - March 2023 v4.pdf
File name:	020-020-P001 Rev G - Location Plan.pdf
File name:	Revised Application Form.pdf
File name:	020-020-P012 - Northern Boundary Linear Eco-Park.pdf
File name:	SUPERSEDED 020-020-P004 Rev M - Parameters Masterplan.pdf
File name:	3277-F06 Rev G - Proposed Site Acces Plan.pdf
File name:	Land owner renotification.pdf
File name:	020-020-P009 Rev D - Illustrative Masterplan.pdf
File name:	SUPERSEDED DAS Rev F.pdf
File name:	SUPERSEDED - Prelim AIA 14001_R03a.pdf
File name:	14001_PEA Addendum_NBJD_141223.pdf
File name:	Highways Tech Note 04.pdf
File name:	Preliminary AIA.pdf
File name:	Revised DAS Rev G.pdf
File name:	020_020_004_RevN_Parameters_Masterplan(1.0).pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	06.b. A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.

File name:	24-401 - Appeal Document List.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	07. A copy of the design and access statement sent to the LPA.
File name:	Revised DAS Rev G.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	08. A copy of a draft statement of common ground.
File name:	24-401 - Draft SoCG.pdf
File name:	24-401 - Draft SoCG.docx
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	10. Any relevant correspondence with the LPA, including any supporting information submitted with your application in accordance with the list of local requirements.
File name:	Revised submission - Covering letter.pdf
File name:	Email trail - 10.01.24 to 02.02.24.pdf
File name:	Email trail - 13.02.24 to 14.02.24.pdf
File name:	Email trail - 10.10.23 to 08.02.24.pdf
File name:	Email trail - 13.02.24 to 19.02.24.pdf
Completed by	SIR / MA EMERY PLANNING
Date	30/08/2024 14:41:56