

Appeal by Bloor Homes NW

Site: Land east of Froghall Road, Cheadle, ST20 2DN

Our ref: 24-401:JC

LPA ref: SMD/2021/0610

Application form dated: 31/08/2021

Certificate of ownership 'B' / Agricultural Holdings Certificate

Decision Notice dated: 15/04/2024

Plans, Drawings & Documents sent LPA as original application submission:

- Application Boundary & Location Plan (020-020-P001 Rev D) **SUPERSEDED**
- Parameters masterplan (aerial base) (020-020-P004 Rev F) **SUPERSEDED**
- Parameters masterplan (OS base) (020-020-004 Rev F) **SUPERSEDED**
- Design and Access Statement prepared by eSCAPE dated August 2021 (020/020/001/RevD/DAS) **SUPERSEDED**
- Air Quality Assessment prepared by SLR dated August 2021 (410.10341.00003 v2.0) **SUPERSEDED**
- Preliminary Ecological Appraisal prepared by Tyler Grange dated 16 July 2021 **SUPERSEDED**
- Planning, Affordable Housing and Sustainability Statement prepared by Emery Planning dated 27 September 2021 **SUPERSEDED**
- Noise Impact Assessment prepared by JPM Acoustics dated 16 July 2021
- Statement of Community Involvement prepared by Emery Planning dated 27 August 2021
- Flood Risk Assessment & Drainage Management Strategy prepared by Betts Hydro dated August 2021 (HYD618_FROGHALL.ROAD_FRA&DMS Rev 1.0) **SUPERSEDED**
- Landscape and Visual Appraisal prepared by FPCR dated July 2021 (Rev -) **SUPERSEDED**
- Geo-Environmental Desk Study Report prepared by Betts Geo dated June 2021 (21EMP016/DS Rev 1)
- Heritage Statement prepared by Orion Heritage dated August 2021 (PN/2991/HS/3)
- Archaeological Desk Based Assessment prepared by Orion Heritage dated August 2021 (PN/2991)

- Transport Assessment prepared by Eddisons dated August 2021 **SUPERSEDED**
- Arboriculture Summary prepared by Tyler Grange dated 16 July 2021 (14001_R02_JJ_HB) **SUPERSEDED**

Additional Plans, Drawings & Documents sent to LPA:

- Submitted 01/11/2021
 - Preliminary Arboricultural Impact Assessment prepared by Tyler Grange dated 22 October 2021 (14001_R03_JJ_CW) **SUPERSEDED**
- Submitted 13/12/2021
 - Landscape and Visual Appraisal prepared by FPCR dated November 2021 (Rev B) **SUPERSEDED**
- Submitted 17/01/2022
 - Agricultural Land Classification and Soil Resources prepared by Reading Agricultural Consultants dated July 2021
 - Planning, Affordable Housing and Sustainability Statement prepared by Emery Planning dated 27 September 2021 **SUPERSEDED**
- Submitted 24/05/2022
 - Parameters masterplan (020-020-P004 Rev L) **SUPERSEDED**
 - Illustrative masterplan (020-020-P009 Rev C) **SUPERSEDED**
 - Transport Assessment Addendum prepared by Eddisons dated April 2022
 - Proposed site access plan (3277-F06 Rev A) **SUPERSEDED**
 - Design and Access Statement by eSCAPE dated March 2022 (020/020/001/RevE/DAS) **SUPERSEDED**
 - Planning, Affordable Housing and Sustainability Statement by Emery Planning dated 18 May 2022
 - Counsel Opinion dated 25 April 2022
 - Flood Risk Assessment & Drainage Management Strategy prepared by Betts Hydro dated January 2022 (HYD618_FROGHALL.ROAD_FRA&DMS Rev 1.0)
 - Landscape and Visual Appraisal prepared by FPCR dated May 2022 (Rev D)
 - Built Heritage Statement prepared by Pegasus Group dated May 2022 (P22-0010 V2)

- Submitted 23/01/2023
 - Highways Technical Note 03 prepared by Eddisons dated January 2023
 - Letter response to LLFA objection prepared by Betts Hydro dated 18 November 2022
- Submitted 15/05/2023
 - Air Quality Assessment prepared by SLR dated March 2023 (402.064660.00001 v4.0)
- Submitted 14/11/2023
 - Application Boundary & Location plan (020-020-P001 Rev G)
 - Parameters masterplan (020-020-P004 Rev M) **SUPERSEDED**
 - Illustrative masterplan (020-020-P009 Rev D)
 - Northern boundary linear eco park (020-020-P012 Rev -)
 - Proposed site access plan (3277-F06 Rev G)
 - Revised application form
 - Design & Access Statement prepared by eSCAPE dated March 2022 (020/020/001/RevF/DAS) **SUPERSEDED**
 - Landowner notification letter dated 8 November 2023
- Submitted 02/02/2024
 - Preliminary Ecological Appraisal Addendum prepared by Tyler Grange dated 14 December 2023 (14001_R04_NB)
 - Preliminary Arboricultural Impact Assessment prepared by Tyler Grange dated 11 December 2023 (14001_R03a_JJ_CW) **SUPERSEDED**
- Submitted 13/02/2024
 - Highways Technical Note 04 prepared by Eddisons (3866)
- Submitted 15/02/2024
 - Preliminary Arboricultural Impact Assessment prepared by Tyler Grange dated 15 February 2024 (14001_R03b_JJ_CW)
 - Design & Access Statement prepared by eSCAPE dated February 2024 (020/020/001/RevG/DAS)

- Submitted 21/03/2024
 - Parameters masterplan (020-020-P004 Rev N)

E-mails / correspondence:

- Email trail dated 13 to 19 February 2024
- Email trail dated 13 to 14 February 2024
- Email trail dated 10 January to 2 February 2024
- Email trail dated 10 October 2023 to 8 February 2024
- Letter to LPA dated 18 May 2022 enclosing revised/additional documents