



Joe Nugent MRTPI FCMI
Planning Executive
Brownshore Management
Technology House
Halesfield 7
Telford
TF7 4NA
12th January 2026

Dear Sir / Madam,

Ref: Redevelopment of former military facility for residential development, including ancillary retail development, and associated infrastructure (including landscaping, social amenity space, vehicular access, parking, and roads)

Site: Former Anzio Camp, Buxton Road, Blackshaw Moor, Leek ST13 8TN

1.0 Introduction

1.1 This covering letter accompanies a planning application for the redevelopment of the former army training site at Anzio Camp, Buxton Road, Blackshaw Moor, Leek, Staffordshire ("the Site").

1.2 The planning application is submitted to Staffordshire Moorlands District Council.

2.0 Background & Planning History

2.1 Planning permission was granted, implemented, and the land use of the site has entered a new planning chapter. The implemented land use is therefore extra care housing, live work units, an ancillary social centre, facilities building and a change of use to a holiday park.

2.2 Relevant planning history for the site includes:

Application: SMD/2014/0683

Location: Anzio Camp, Buxton Road, Blackshaw Moor, Leek ST13 8TN

Description: Erection of extra care housing, live work units, ancillary social centre and facilities building and change of use to holiday park

Decision: Approved

Decision Date: 09/11/2015

Application: SMD/2019/0417

Location: Anzio Camp, Buxton Road, Blackshaw Moor, Leek ST13 8TN

Description: Certificate of lawfulness for the implementation of planning permission SMD/2014/0683, consisting of works involving the demolition of one building and the digging of foundations in respect of a building approved under the planning permission

Decision: Lawful - Cert of Lawful Use

Decision Date: 25/09/2019





3.0 Development Proposals

- 3.1 The development proposals within this planning application relate to the redevelopment of the Site to deliver residential dwellings and associated infrastructure, including landscaping, social amenity space, vehicular access, parking, and roads.
- 3.2 The development will also include a retail development in the Southwest of the Site to provide services, facilities, and associated goods for the residents of the Site, and the local community in proximity to the Site.

4.0 Application Documents & Application Fee

- 4.1 The planning application is supported by the relevant technical assessments and reports, including the associated plans illustrating the Site and indicative proposed development block plans.
- 4.2 In terms of the application fee, this is calculated by the Planning Portal during the submission process. Therefore, it is understood to be accurate for the proposed development and accords with the requirements of the *Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012*.

5.0 Additional Information

- 5.1 If, during the submission, registration, and validation process, the Council requires any further information, please do not hesitate to contact myself at the details provided.
- 5.2 I look forward to your confirmation of receipt, registration, and validation of the planning application.

Yours sincerely,

Joe Nugent MRTPI FCMI
Planning Executive
Brownshore Management

