

Land south of Thorley Drive, Cheadle

Planning Compliance Statement

**Application for reserved matters approval for
residential development pursuant to outline planning
permission ref. SMD/2020/0502**

Keepmoat Homes Limited

09 April 2026

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Contents

1.0	Introduction and Background	3
	Purpose of the Report	3
	Accompanying documents	3
	Scope of this Statement	4
2.0	Site and Surroundings	5
	Wider Site Context	5
	Description of the Application Site and Surroundings	5
3.0	Planning History	6
	Other Relevant Planning History	7
	Pre-application engagement	7
4.0	Development Proposals	8
	Description of Development	8
	Proposed Development	8
5.0	Planning Policy Context	9
	Statutory Development Plan	9
	Staffordshire Moorland Local Plan (SMLP)	9
	Other Material Considerations	11
6.0	Matters for Consideration	12
	Introduction	12
	Reserved Matters	12
7.0	Compliance with the Outline Permission	16
	Conditions to be approved as part of the Reserved Matters	16
	Condition 7 (Landscape and Ecology Management Plan)	16
	Condition 8 (Arboriculture)	17
	Condition 10 (Detailed Surface Water Drainage Design)	18
	Condition 20 (Levels Drawings)	20
	Condition 23 (Landscaping Buffer)	20

8.0	Other Considerations	21
	Mix of Size and Tenure	21
	Biodiversity Net Gain	21
9.0	Conclusions	22

1.0 Introduction and Background

Purpose of the Report

- 1.1 This Planning Compliance Statement has been prepared by Lichfields on behalf of Keepmoat Homes Limited (“Keepmoat”). The purpose of this Planning Compliance Statement is to assist Staffordshire Moorlands District Council (SMDC) in its consideration of a reserved matters (RM) application pursuant to outline planning permission ref. SMD/2020/0502 (the “Outline Permission”) which was granted by SMDC on 13th November 2024.
- 1.2 The outline planning permission (OPP) grants consent for residential development and associated works (with all matters reserved) of land at South Thorley Drive, Cheadle (“The Site”). A Location Plan identifying the application site accompanies the application. The Site comprises of undeveloped land immediately south of Augustus Way and west of Mercian Way.
- 1.3 The Site forms Phase 2 of wider residential development at Thorley Drive, Cheadle. This is expanded on later in this Statement.
- 1.4 The proposed description of development for this RM application is:
“Approval of reserved matters: scale, layout appearance, and landscaping pursuant to outline planning permission ref. SMD/2020/0520 for residential development, access and internal roads, public open space and other associated works”.
- 1.5 The proposals have been designed to complement ‘Phase 1’ of Land at Thorley Drive which has been built out by Keepmoat. The proposals will achieve a coherent and comprehensive development in accordance with the adopted SMDC development plan documents.
- 1.6 Having regard to Section 70(2) of the Town and Country Planning Act 1990 (as amended) (the “Act”) and Section 38(6) of the Planning and Compulsory Purchase Act 2004, this Statement considers the application’s conformity with the Outline Permission as well as the policies in the Development Plan, relevant national policy, relevant guidance documents, as well as any other material considerations.

Accompanying documents

- 1.7 In addition to this Statement, the application is accompanied by the following documents and plans. These have been scoped following pre-application discussions with SMDC:
- 1 Covering letter;
 - 2 Planning Application Form;
 - 3 The Application Drawings, prepared by ADP;
 - 4 Design and Access Statement, prepared by ADP;
 - 5 Landscape Management Plan and BNG Technical Note (Condition 7), prepared by TPM and Ascerta.
 - 6 Arboricultural Survey Report (Condition 8), prepared by Ascerta.

- 7 Detailed Surface Water Drainage Design (Condition 10), prepared by Tetra Tech.
- 8 Detailed Levels Drawings (Condition 20), prepared by Tetra Tech.
- 9 Landscaping scheme to include buffer details (Condition 23), prepared by TPM Landscape.

Scope of this Statement

- 1.8 The remainder of this report is structured as follows:
- **Section 2.0:** describes the site and surroundings;
 - **Section 3.0:** summarises the planning history and pre-application engagement;
 - **Section 4.0:** details the proposed development;
 - **Section 5.0:** outlines the relevant planning policy or relevance to the proposed development;
 - **Section 6.0:** assesses the reserved matters proposals against the relevant development plan policies/material considerations;
 - **Section 7.0:** sets out how this reserved matters submission complies with conditions of the outline permission;
 - **Section 8.0:** assesses the other considerations; and
 - **Section 9.0** provides concluding remarks on the application.

2.0 Site and Surroundings

Wider Site Context

- 2.1 Cheadle is a market town located within the administrative boundary of Staffordshire Moorlands District Council (SMDC). It is located approximately 2km east of the Alton Towers Resort and 18km east of Stoke-on-Trent.
- 2.2 The land at Thorley Drive currently comprises two development parcels, Phases 1 (which has been built out) and 2 (the Site) situated on land that is not allocated for any specific use within the Staffordshire Moorlands Development Plan. Both phases were located on greenfield land outside of the development boundary of Cheadle.

Description of the Application Site and Surroundings

- 2.3 The Site comprises land immediately south of Augustus Way and west of Mercian Way and has a deliverable access from Phase 1. The Site extends to approximately 1.7ha of undeveloped land. The Site is rectangular in shape and predominantly flat.
- 2.4 The Site is within easy walking distance of a variety of local services and facilities, including supermarkets, shops, a leisure centre, a medical centre, and several primary schools such as St Giles Catholic Primary School, Bishop Rawle C of E Aided Primary School, and Cheadle Primary School. The Site is also located to the east of Thorley Drive Recreation Ground and the Churnet Valley Nature Area, both of which provide high quality open space and recreational opportunities.
- 2.5 As per the adopted SMDC Policies Map the Site is not located within the Green Belt. The Site falls within Natural England's National Character Area 64 – Potteries and Churney Valley (please refer to page 12 within the accompanying DAS for further detail).
- 2.6 The Site is bounded by the residential development of Phase 1 to the north and greenfield land parcel to the south and west.
- 2.7 According to the Flood Map for Planning, the Site is located within Flood Zone 1. There is a limited pocket of land in the northeastern corner that is subject to surface water flood risk.
- 2.8 The Site is not subject to any heritage constraints or Tree Preservation Orders (TPO) on, or within close proximity to the Site. There are no Public Rights of Way (PRoW) within the Site boundary.

3.0 Planning History

- 3.1 The Site benefits from OPP (ref. SMD/2020/0502) granted on 13th November 2024, which relates to Phase 2, for the following development:

“Outline planning permission with all matters reserved for residential development and associated works”.

- 3.2 A Section 106 agreement for this application was signed on 22nd October 2024.

Relevant conditions

- 3.3 The Reserved Matters application for the Site is required for the determination of the scale, siting/ layout, appearance, landscaping and access of the approved outline scheme.

- 3.4 There are three conditions attached to the outline permission which would inform these matters and need to be taken into account in this reserved matters submission details, drawings and information. These are as follows:

- **Condition 21:** Notwithstanding reference in the Planning and Sustainability Statement and Design and Access Statement, no dwellings hereby approved shall be greater than 2 storey (8m) in height.
- **Condition 22:** The mix of units at reserved matters shall reflect the Council’s Strategic Housing Market Assessment and all units shall meet the Nationally Described Space Standards.
- **Condition 23:** The reserved matters application of ‘Landscaping’ shall include for buffer structural /screen planting (minimum 10m in width) along the southern and western boundaries of the site as per the Trees and Woodland Officers advise – email dated 11th June 2021

- 3.5 The conditions attached to the outline permission that require further information to be submitted at the RM stage, in addition to details of scale, siting/layout, appearance and landscaping are as follows:

- **Condition 7:** requires the first reserved matters application to be accompanied by a Landscape and Ecology Management Plan (LEMP) including details of:
 - a Further surveys for bats and amphibians
 - b Mitigation and enhancement measures for protected and priority species
 - c A local Wildlife assessment of the A Local Wildlife Site assessment of the species-rich hedgerows to inform mitigation/enhancement/ management.
 - d Habitat creation and proposed new planting/landscape features on site including timescales for implementation and measures to secure its long term management.
 - e Full details of the off site mitigation to be provided on land to the south east of the site as described in the BNG Calculation, Cheadle Phase 2 (rev2) (11/11/2021) together with timescale for implementation of the works and measures to secure its long term management

- **Condition 8:** requires the first reserved matters application to be accompanied by an updated Arboricultural Survey Report (ASR).
- **Condition 10:** requires the first reserved matters application to be accompanied by a detailed surface water drainage design and implementation timetable.
- **Condition 20:** requires the first and each subsequent reserved matters application shall be accompanied by the following details:
 - a existing and proposed levels across the site and relative to adjoining land,
 - b finished floor levels of the proposed buildings
 - c long and cross sections through the site

Other Relevant Planning History

- 3.6 OPP (ref. SMD/2016/0083) was secured for Phase 1 on 11th October 2016. Reserved Matters consent (ref. SMD/2017/0586) for 60 units, pursuant to the Outline permission was secured by Keepmoat on 22nd February 2018 and has since been built out.
- 3.7 An Outline planning application for 190 units (ref. SMD/2014/0227) was refused in January 2015. This application included an additional land parcel to the east of Phases 2 and 3. It is understood that this application was refused for reasons including traffic generation, the sites location within the open countryside outside the settlement boundary of Cheadle and lack of on-site play provision.

Pre-application engagement

- 3.8 Keepmoat has undertaken pre-application engagement with SMDC regarding this RM matters application with a meeting held on 17th December 2025 and written advice received on 21st January 2026.
- 3.9 SMDCs advice addressed matters such as site layout, proposed housing mix and design.
- 3.10 The scope of technical documents required for an RM application were discussed at this meeting and a list of documents was later confirmed to represent all expected documents by SMDC via their written advice provided on 21st January 2026. The documents submitted as part of this RM application corresponds with those agreed.

4.0 Development Proposals

Description of Development

- 4.1 This reserved matters application seeks approval of the layout, appearance, landscaping and scale within the Site. The proposals include the erection of 37 dwellings (Use Class C3) along with other associated works. Further detail of the proposals is set out below and within the accompanying application documents.

Proposed Development

- 4.2 The proposed 37 dwellings comprises a mix of 2-, 3-and 4-bedroom properties. The dwellings will be a mix of detached, semi-detached and mid-terrace and are all two storeys in height.
- 4.3 Primary vehicular access into the Site will be taken from the northern boundary, from the existing access road developed as part of Phase 1 (Augustus Way). This then leads to the main vehicular and footpath link to Ashbourne Road. The proposed vehicular access has a carriageway of 5.5m, and a 2m wide pedestrian footway located on the western side of the carriageway.
- 4.4 The proposed development includes appropriate soft landscaping such as through the proposed wildflower meadow, wet-tolerant grassland and maintained public open space grass.
- 4.5 Existing trees and hedges are retained and increased where possible along the boundaries of the Site. The southern boundary is bolstered by a green buffer, to the south of the internal access road. An attenuation basin and pump station is proposed in the southwest corner of the Site.
- 4.6 The selection of building materials proposed reflect the design credentials of the surrounding area, particularly the materials used in Phase 1. As discussed in detail within the accompanying Design and Access Statement, the proposed residential units will use grey roof tiles, red/orange brick, brickheads, stone cills and white windows and fascias.
- 4.7 Hard and soft boundary treatments and landscaping is proposed to soften prominent boundaries having walls, fencing and hedge planting, varying throughout the scheme.

5.0 Planning Policy Context

- 5.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) and Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 National planning policy and guidance is provided by the National Planning Policy Framework (2024) (“Framework”) and the Planning Practice Guidance (“PPG”). The Framework and PPG are material considerations in the determination of this application.

Statutory Development Plan

- 5.3 The current adopted Development Plan for Staffordshire Moorlands comprises of:
- The Staffordshire Moorlands Local Plan (SMLP) 2014 – 2033 (adopted September 2020) (SMLP);
 - Minerals Local Plan for Staffordshire 2015-2030 (adopted February 2017); and
 - Staffordshire and Stoke-on-Trent Waste Local Plan 2010-2026 (adopted March 2013).
- 5.4 The Site does not fall within a designated Neighbourhood Plan area. It is noted that the Development Plan remains unchanged since the determination of the OPP for the Site. The SMLP is expanded on below.

Staffordshire Moorland Local Plan (SMLP)

- 5.5 The SMLP sets out the overall spatial strategy for the Borough for the current plan period. We briefly summarise the SMLP policies of relevance below and these are also addressed within the reports accompanying the application. The Site is not allocated for any specific use within the SMLP.
- 5.6 Policy SS 1 (Development Principles) expects *“the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands...”*
- 5.7 Policy SS 2 (Settlement Hierarchy) identifies that Cheadle is a one of the largest settlement in the district and states *“The spatial strategy seeks to focus future growth in these settlements and to strengthen their role as service centres. These settlements will be defined by a Development Boundary.”*
- 5.8 Policy SS 3 (Future Provision and Distribution of Development) sets out that *“Provision will be made for at least 6080 additional dwellings (net of demolitions) to be completed in Staffordshire Moorlands during the period 2014 to 2033- an annual average of 320 homes per year.”*
- 5.9 Policy SS4 (Managing the Release of Development) sets out that new housing requirement for the Cheadle over the plan period is 1,158 dwellings.
- 5.10 Policy SS7 (Cheadle Area Strategy) states that *“The Council and its partners will seek to expand the role of Cheadle as a significant service centre and a market town”* and this will be achieved through a variety of actions including *“Increasing the range of available and*

affordable house types and higher market housing, including for first time buyers and families” (criterion 1 bullet point one);

- 5.11 The supporting text (para 6.51) to the policy states that “*Cheadle is the smallest of the District’s market towns and has suffered from under-investment in its infrastructure and town centre **and a lack of housing opportunities**. The Spatial Strategy identifies the town as an area for significant growth in order to expand.*” [Lichfields emphasis]
- 5.12 Policy SD1 (Sustainable Use of Resources) requires all development to make sustainable use of resources and adapt to climate change. Criterion 5 of the policy requires “*applicants for all major-scale planning applications (10 or more residential units or 1,000+ square metres floor area) to demonstrate that they have considered the energy efficiency, water conservation, sourcing of construction materials, and site orientation aspects of the scheme, and where possible the feasibility of integrating micro-renewables.*”
- 5.13 Policy SD5 (Flood Risk) seeks to guide new development to areas with the lowest risk of current and future flooding.
- 5.14 Policy H1 (New Housing Development) requires new housing to provide for a mix of housing sizes, types and tenure.
- 5.15 Policy H3 (Affordable Housing) requires residential developments of 10 dwellings (0.5 ha) or more to provide 33% affordable housing. The council will seek a split of 60% social/affordable rented and 40% intermediate/ starter homes.
- 5.16 Policy DC1 (Design Considerations) defines criteria relating to design considerations, requiring development to be well designed and reinforce local distinctiveness.
- 5.17 Policy DC3 (Landscape and Settlement Setting) sets out the types of development that will be supported or resisted in order to protect and, where possible, enhance local landscape and the setting of settlements in the Staffordshire Moorlands.
- 5.18 Policy C2 (Sport, Recreation and Open Space) requires residential development of 10 dwellings (or 0.5 ha) to make provision, or a contribution towards open space, sports and recreation facilities.
- 5.19 Policy C3 (Green Infrastructure) seeks to develop an integrated network of high quality and multi-functional green infrastructure through partnership with local communities, organisations, landowners and developers.
- 5.20 Policy NE1 (Biodiversity and Geological Resources) seeks to conserve and enhance the biodiversity and geological resources of the District and Neighbouring Areas. Criterion 5) of the policy expects “*all development where possible seeks to deliver a net gain in biodiversity proportionate to the size and scale of the development.*”
- 5.21 Policy NE2 (Trees, Woodland and Hedgerows) seeks to protect existing trees, woodlands and hedgerows.
- 5.22 Policy T1 (Development and Sustainable Transport) sets out that the Council will promote and support development which reduces reliance on the private car for travel journeys, reduces the need to travel generally and accommodates residual development traffic.

Other Material Considerations

- 5.23 Material considerations also include national policy, which is primarily expressed through the National Planning Policy Framework (NPPF) (2025) and national Planning Practice Guidance (PPG) and additional guidance produced by the Council in the form of Supplementary Planning Documents (SPDs).

Supplementary Planning Documents/ guidance notes

- 5.24 SMDC have several adopted SPDs/ guidance notes including the following:
- Staffordshire Moorlands Design Guide SPD (February 2018) - The document sets out the overarching principles in securing good design.
 - Space About Dwellings Guidance Note (September 2018) - The document provides guidance for existing and proposed residents and the protection of their amenities.
 - Developer Contributions SPD (October 2023) - The document provides guidance on the type and extent of developer contributions SMDC may seek to secure from development.

Housing Land Supply

- 5.25 The 'Staffordshire Moorlands 5 Year Housing Land Supply - Interim Position Statement April 2025' states that the Council has a **2.95**-year supply of housing land, as determined by the Inspector in a recent appeal hearing for the land east of Froghall Road, Cheadle (Appeal ref: APP/B3438/W/24/3351035). The Council is therefore unable to demonstrate a 5YHLS which means that for the purposes of decision making, the presumption in favour of sustainable development is engaged (NPPF para 11.d).
- 5.26 The 'tilted balance' therefore applies, and policies relating to the supply of housing in the adopted Development Plan would be considered 'out-of-date' and would hold limited weight in the determination of a planning application.

6.0 Matters for Consideration

Introduction

- 6.1 The Outline Planning Permission established the principle of residential development at the Site. The following section provides an analysis of the key matters pertinent to the consideration of this reserved matters submission.

Reserved Matters

- 6.2 This RM application provides additional detail in respect of the proposed development and includes details of the following reserved matters:

- Scale;
- Siting/ Layout;
- Appearance;
- Landscaping; and
- Access.

- 6.3 These are assessed in turn below. A Design and Access Statement accompanies this application which provides detailed information of these matters.

Scale

- 6.4 The proposals will comprise two-storey housing across the Site as per Condition 21 of the OPP which states “*no dwellings hereby approved shall be greater than 2 storey (8m) in height.*”
- 6.5 The density, height and massing will vary to help establish a variety of character throughout the development. The scale of the proposed development is entirely in keeping with that to which was considered acceptable as part of the Phase 1 on land at Thorley Drive.
- 6.6 On this basis, the proposals are considered to be in accordance with the SMLP Policy DC1

Siting/ Layout

- 6.7 The decision notice for the OPP includes four informatives. Table 6.1 below sets out the informative (4) and how the RM submission has responded to this.

Table 6.1 Details on how the RM proposals have responded to Informatove 4.

Informative 4	RM response
The use of shared surface streets in accordance with the principles outlined in Manual for Streets.	The proposed street hierarchy sets in place a well-defined and easily understood pattern of development parcels, primary streets, secondary streets and shared drives, all that are in character and appropriate to Cheadle.
Good internal and external pedestrian connectivity.	The proposed street hierarchy is designed to create an attractive, pedestrian friendly, residential

Informative 4	RM response
	neighbourhood. All streets proposed interconnect and promote walking and cycling permeability throughout the site giving free access to pedestrians and cyclists.
Parking provision to comply with Local plan standards and be of sufficient geometry for example a width of 3.0m if hard up against a boundary to aid vehicle manoeuvring.	Staffordshire Moorlands Parking Standards state that properties up to 2 bedrooms require 1 space (plus 1 per 4 for visitors), up to 3 bedrooms requires 2 spaces (2.4m x 4.8m) each space and a property of 4 or more bedrooms require 3 spaces. The proposed parking is in accordance with these standards, providing 200% parking across the whole scheme.
Swept path analysis to cater for a 12.0m long refuse vehicle.	Swept path analysis has been carried out and the scheme can accommodate a refuse vehicle.
Drainage to SUDS principles	The proposed development incorporates SuDS into the design. A balancing pond or basin is planned and positioned before the final outfall to the existing watercourse. Where feasible, permeable surfaces are proposed within private shared access areas to manage runoff.
The attenuation/balancing pond should be integrated with the landscaping and houses using existing ditches and green areas to dissipate water, to increase resilience and reduce the size of the balancing features	The proposed layout includes an attenuation basin and pump station in the south west corner of the Site.
The Indicative layout is considered to be rather poor, dominated in part by roads, vehicles and hard surfacing and with generally a lack of space for meaningful landscaping and green space. Although development is shown to be outward facing and shows a potential strip of open space along the southern edge, this is too narrow and along this southern boundary and the western boundary structural/screen landscaping is necessary to mitigate impact and protect/enhance the settlement edge and to make the development acceptable in planning terms	The layout has evolved and has been designed to accommodate the technical constraints on site. The main vehicular access is located off Augustus Way. The layout then leads to a primary road which leads towards the southern boundary and splits to access the eastern and western parts of the Site. The layout accommodates shared drives, with a courtyard style parking area in the eastern part of the Site. The layout promotes outward facing development and accommodates landscaping in the form of tree lined streets and green areas. The layout includes private gardens appropriately sized to accommodate trees, hedges and shrub planting. The layout also accommodates meaningful landscaping along the Site boundary, with a robust green buffer to the south which varies from 8.5m to 10m in width to define the settlement edge in this location. The proposed layout is therefore considered acceptable.

6.8 The design principles which have been followed in the formulation of Keepmoat's proposals are:

- **Landscape, structure, linked spaces and corridors** – The scheme includes landscape buffers and structures and clearly defined connections.

- **Movement Framework** – The scheme accommodates a clear and defined primary access point off Augusts Way, which leads to a primary route through the central part of the Site and runs along the southern edge, parallel to the landscaped buffer. Secondary routes are then proposed to access properties off the cul-de-sacs.
- **Continuity and Enclosure / Active Frontages** – The scheme proposes clear development perimeter blocks, and dwellings are orientated in a outward facing manner.
- **Gateways, Focal Points and Landmarks** – The main vehicular access point is framed by two gateway buildings either side of the primary route.

- 6.9 The above table and the Design and Access Statement which accompanies this application demonstrates the proposal will comply with SMLP Policy DC1 as it will respect and complement the physical characteristics of the Site and its surroundings and the historical scale and context of the setting.
- 6.10 The layout is based on the principle of perimeter blocks allowing for frontages to face outwards onto streets and for the rear gardens to be enclosed. Particular attention has been paid to the massing and architectural style of these buildings so that they contribute positively to the quality and character of the development.
- 6.11 The layout also indicates how the proposal will avoid harming residential amenities in terms of the distances between existing dwellings and the new dwellings.
- 6.12 There will be a mixture of house sizes including two, three and four bed houses to create a more diverse housing stock and meet local housing needs. The proposed house types are similar as those which were previously considered acceptable in the Phase 1 permission on land at Thorley Drive.
- 6.13 High quality building materials and boundary treatments will be used within the development.
- 6.14 It is therefore considered that the proposals represent an appropriate form of development that accord with SMLP Policy DC1.

Appearance

- 6.15 Polic DC1 within the SMLP requires development to be well designed and reinforce local distinctiveness, among other criteria. The architectural style and massing of the houses will be complimentary to Keepmoat's Phase 1 development. The scheme proposes a high-quality design using materials that reflect the character of the local area including grey roof tiles, red/orange brick, brick heads, stone cills and white windows and fascias. For further details, please refer to the submitted Housetype Pack and the Illustrative Street Scenes (Dwg. SS01 Rev A).
- 6.16 It is considered that the proposals are in accordance with the SMLP Policy DC1

Landscaping

- 6.17 The submitted layout shows how the trees and hedgerows, around and within the Site, could be retained largely intact. The proposed and retained hedge and tree planting along the Site's boundaries will soften the proposed development. The southern boundary is

bolstered by a green buffer, to the south of the access road. An indicative attenuation basin is proposed in the southwest corner of Phase 2, along with a pump station.

6.18 The landscaping shall include buffer planting (at a minimum of 10m in width) along the southern boundary (condition 23). A detailed planting plan has been prepared and is submitted as part of this reserved matters application.

6.19 On this basis, the proposal is considered to accord with the SMLP policy DC3.

Access

6.20 The means of access to the Site was considered as part of the OPP and the Local Highway Authority raised no objection. Primary vehicular access into Phase 2 will be taken from the northern boundary, from the existing access road developed as part of Phase 1 (Augustus Way). A pedestrian footway is located on either side of the access road. The internal layout details and access to individual dwellings is provided as part of this application.

7.0 Compliance with the Outline Permission

7.1 The following section sets out how this reserved matters submission complies with conditions of the OPP.

Conditions to be approved as part of the Reserved Matters

7.2 The following conditions are relevant to the submission of reserved matters for residential development, and their discharge are sought as part of this application:

- Condition 7 (Landscape and Ecology Management Plan)
- Condition 8 (Arboricultural Survey Report)
- Condition 10 (Detailed Surface Water Drainage Design)
- Condition 20 (Levels Drawings)
- Condition 23 (Landscaping Buffer)

7.3 Full details of the requirements of these conditions are set out in Section 3 above.

Condition 7 (Landscape and Ecology Management Plan)

7.4 Condition 7 requires the first reserved matters application to be accompanied by a Landscape and Ecology Management Plan (LEMP) for the written approval of the Local Planning Authority. A Ecology and Biodiversity Net Gain Technical Note (March 2026) has been prepared by Ascerta and a Landscape Management Plan (March 2026) has been prepared by TPM to meet the requirements of condition 7. Each requirement within condition 7 is addressed below.

Table 7.1 Condition 7 LEMP Condition Requirements

Requirement	Response
Part 'a' requires the LEMP to be informed by surveys for bats and amphibians.	The BNG Technical Note confirms that the The proposed development has been informed by the findings of the Preliminary Ecological Appraisal (PEA) and supporting arboricultural information and incorporates measures to mitigate potential impacts on ecological receptors and provide habitat provision within the Site.
Part 'b' requires the LEMP to be informed by mitigation and enhancement measures for protected and priority species.	The BNG Technical Note states that overall, mitigation within the Site is limited to precautionary measures and standard good practice, together with habitat provision through the landscape scheme.
Part 'c' requires the LEMP to be informed by a Local Wildlife Site assessment of the species-rich hedgerows to inform mitigation/enhancement/management	The BNG Technical Note confirms that hedgerows within the site comprise species-mixed, managed agricultural boundaries, with gaps, structural degradation and evidence of decline including ash dieback, as identified

Requirement	Response
	within the Arboricultural Impact Assessment. These hedgerows are generally in fair to poor condition and are categorised as low quality features. Whilst they include a mix of native woody species, they are not considered to meet the criteria for species-rich hedgerows or Local Wildlife Site designation and are not identified as 'important' hedgerows under the Hedgerow Regulations 1997. A limited section of hedgerow (approximately 12m) will be removed to facilitate access, with replacement planting incorporated within the landscape proposals.
Part 'd' requires the LEMP to be informed by Habitat creation and proposed new planting/landscape features on site including timescales for implementation and measures to secure its long term management	The BNG Technical Note confirms that habitat creation and enhancement will be implemented in accordance with the approved landscape proposals and will be subject to ongoing management to ensure successful establishment and long-term ecological function.
Part 'e' requires the LEMP to be informed by Full details of the off site mitigation to be provided on land to the south east of the site as described in the BNG Calculation, Cheadle Phase 2 (rev2) (11/11/2021) together with a timescale for implementation of the works and measures to secure its long term management.	The BNG Technical Note states that BNG is achieved through targeted habitat enhancement and creation within part of the land to the south-east of the site, comprising other neutral grassland, mixed scrub, and through retaining hedgerows where practicable. All habitat creation and enhancement works will be implemented during the first appropriate planting season following commencement of development. An initial establishment and maintenance period of at least 5 years will be undertaken to ensure successful establishment of habitats, including replacement planting where required. Long-term management will be secured to ensure the continued delivery of biodiversity benefits over the lifetime of the development.

Condition 8 (Arboriculture)

- 7.5 Condition 8 attached to the OPP requires the first reserved matters to be accompanied by an updated Arboricultural Survey Report.
- 7.6 An Arboricultural Impact Assessment (February 2026) has been prepared by Ascerta and forms part of this reserved matters submission. The Assessment outlines that 7 individual trees and three hedges were recorded during the survey. The development of the Site will require the removal of one, 12-meter section of young hedge. Compensation for the loss of hedge is provided by way of proposed native, medium and small tree planting. The Assessment also outlines proposed tree protection measures comprising the use of

protective barriers, and the specification for construction of the protective fencing around retained trees during the construction phase.

Condition 10 (Detailed Surface Water Drainage Design)

7.7

Condition 10 requires the first reserved matters application to be accompanied by a detailed surface water drainage design and implementation timetable. Each requirement within condition 10 is addressed below.

Table 7.2 Condition 10 Detailed Surface Water Drainage Design Condition Requirements

Requirement	Response
Part 'a' requires infiltration testing to be undertaken to demonstrate the viability of using infiltration methods to provide full (or partial) discharges to ground via infiltration methods in line with Part H of the building regulations.	Keepmoat will conduct an information test and once results are available, further comments will be provided. However, due to site geology, full infiltration is unlikely. The detention basin is proposed to be unlined to allow any feasible percolation.
Part 'b' requires full design detail and cross sections of the re-graded land drain and proposed swale to demonstrate capacity to convey flows of 6.3 l/s towards to the unnamed tributary of the Cecilly Brook as shown upon the Preliminary Drainage Strategy Plan (20111 / SK01 – B).	Please refer to the 'Preliminary Long Sections' Dwg 053000 Rev P02 prepared by Tetra Tech.
Part 'c' of this condition requires a plan showing the total impermeable areas of the post developed site. The Drainage Strategy comprises a surface water gravity network proposed throughout the Site, which is proposed to convey the flows generated by the impermeable residential areas and the adoptable highway.	Please refer to the 'Preliminary Drainage Strategy' Dwg 050000 Rev P02 prepared by Tetra Tech.
Part 'd' Surface water drainage system(s) designed in accordance with the non-technical standards for sustainable drainage systems (DEFRA, March 2015).	Surface water drainage system has been designed in accordance with the latest Design and Construction Guidance and the SuDS Manual.
Part 'e' requires all discharges from the site to be limited to a maximum rate of 6.3 l/s.	Discharge from the site has been limited to 6.3l/s please refer to the attached calculations by Tetra Tech dated 21 Jan 2026.
Part 'f' requires provision of attenuation storage for all events up to and including the 100-year return period plus and allowance of 30% for climate change to achieve the restricted	All storm events up to and including the 100-year return period plus 40% climate change were accounted for when calculating site storage, in accordance with the latest EA requirements, please refer to the calculations by prepared by Tetra Tech dated 21 Jan 2026.

Requirement	Response
discharge rate as per the approved Preliminary Drainage Strategy Plan (20111 / SK01 – B).	
Part 'g' requires SuDS design to provide sufficient water quality treatment, in accordance with the CIRIA SuDS Manual Simple Index Approach and SuDS treatment design criteria. Mitigation indices are to exceed pollution indices for all sources of runoff. All SuDS measures are to be demonstrated on the drainage plan.	Permeable paving in the shared-use areas will deliver source-level water quality treatment following the CIRIA SuDS Manual Simple Index, with the online detention basin by the final outfall supplying final attenuation and supplementary treatment.
Part 'h' requires detailed design (plans, network details and full hydraulic calculations) in support of any surface water drainage scheme, including details on any attenuation system, SuDS features and the outfall arrangements. The attenuation basin shall include an emergency bypass channel or emergency spillway feature to ensure an alternative route for surface water is available to the final outfall point if the inlet or outlet headwall becomes blocked.	In detailed design, the spillway will be shaped as a shallow depression to direct basin overflow into the nearby ditch.
Part 'l' requires calculations should demonstrate the performance of the designed system and attenuation storage for a range of return periods and storm durations (15 minutes to 48 hours), to include as a minimum the 1:2 year, 1:30 year and the 1:100-year plus climate change return periods.	Please refer to the calculations by Tetra Tech dated 21 Jan 2026 (Ref. B076708 100yr+40% sim)
Part 'j' requires Plans illustrating flooded areas and flow paths in the event of exceedance of the drainage system. Finished floor levels to be set 150mm higher than surrounding ground levels to mitigate the risk from exceedance flows.	Please refer to the 'Preliminary Drainage Strategy' Dwg 050000 Rev P02 prepared by Tetra Tech which shows the flow exceedance routes.
Part 'k' requires provision of an acceptable management and maintenance plan for surface water drainage to ensure that surface water drainage systems shall be maintained and managed for the lifetime of the development. To include the name and contact details of the body(-ies) responsible.	Please refer to the Drainage Technical Note prepared by Tetra Tech.

Requirement	Response
Part 'I' requires the drainage details shall have regard to the Biodiversity Impact Assessment and calculation BNG Calculation Cheadle Phase 2 (rev 2) (11/11/2021)	This has been considered as part of the drainage details. Please refer to the BNG Technical Note and Landscape Management Plan for details

Condition 20 (Levels Drawings)

7.8 Condition 20 requires the first and each subsequent reserved matters application to be accompanied by the following detail:

- a The existing and proposed levels across the Site and adjoining land.
- b Finished floor levels of the proposed buildings.
- c Long and cross sections through the Site.

7.9 To address this condition, the 'Preliminary Levels Appraisal' Dwg Ref 052000 Rev P02 prepared by Tetra Tech presents the existing and proposed levels across the Site, as well as the finished floor levels of the proposed buildings. The 'Preliminary Long Sections' Dwg Ref 053000 Rev P02 has been prepared by Tetra Tech to demonstrate the sections through the Site, specifically in relation to the proposed surface water sewer, foul water sewer and manholes to be adopted by the Water Authority.

Condition 23 (Landscaping Buffer)

7.10 Condition 23 requires details of the buffer/structural screen planting (minimum of 10m in width) along the southern and western boundary of the Site.

7.11 To address this condition, a detailed 'Landscape Layout' has been prepared by TPM Landscape. This drawing proposes a green buffer along the southern boundary comprising seeded grass, a wildflower meadow, and native tree and medium tree planting. The existing hedgerow along the southern boundary and western boundary will be retained as part of the proposals.

8.0 Other Considerations

Mix of Size and Tenure

- 8.1 Condition 22 states that the mix of units at reserved matters shall reflect the Council's Strategic Housing Market Assessment (SHMA) (2017). The proposed mix is set out in Table 8.1.

Table 8.1 Proposed Mix vs SHMA requirement

	Market Housing	Suggested SHMA requirement	RM application
2 bed	19	60%	19 (51%)
3 bed	16	40%	18 (49%)
4 bed	2		
Total	37	100%	100%

- 8.2 The SHMA suggests that a housing requirement should reflect 60% 1 and 2 beds and 40% 3 and 4 beds, however a flexible approach should be applied when dealing with housing applications.
- 8.3 Keepmoat's current proposed mix broadly accords with the Council's indicative housing mix requirements which should be considered acceptable given that it is not a significant deviation from the SHMA.
- 8.4 Whilst inclusion of land for self-build plots is identified as a requirement within the S.106 agreement attached to the Outline Planning Permission, Keepmoat request that information regarding the Self Build Register is provided and this requirement is removed. In terms of affordable housing, the S106 requires no less than 33% of dwellings to be affordable units and shall comprise 25% First Homes with the remaining 75% delivered in line with local plan policies (60% Social Rent Affordable units or Affordable Rented Housing and 40% Shared Ownership). Delivery of land for self-build plots and the provision of affordable housing on the Site would deem the development unviable and this position will be bolstered through a Viability Assessment which will be submitted in due course.
- 8.5 All units will meet the Nationally Described Space Standards.

Biodiversity Net Gain

- 8.6 As the OPP was submitted on 11th September 2020, the application pre-dated the mandatory Biodiversity Net Gain (BNG) requirement which only applies to new applications for major development after 12th February 2024. This RM submission is therefore exempt from delivering 10% BNG.

9.0 Conclusions

- 9.1 The granting of the OPP established the principle of residential development at the Site.
- 9.2 This RM application seeks approval of the scale, siting/ layout, appearance, landscaping and access. This development will provide 37 new homes.
- 9.3 The proposed development is entirely appropriate and has been designed to complement the Phase 1 (built out) development to the north of the Site.
- 9.4 It is noted that the Development Plan remains unchanged since the determination of the OPP. As set out in this Statement, the proposals are in accordance with the policies in the statutory development plan
- 9.5 In accordance with the NPPF (para 11), the Council should work proactively with Keepmoat to secure development that improves the economic, social and environment conditions in the area. Keepmoat is committed to delivering a high-quality residential development.
- 9.6 In view of the above, the reserved matters application should be granted without delay.

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