

Mr Chris Johnston
Senior Planning Officer
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

Date: 16 April 2026

Our ref: 71293/01/BOC/AGa/40997431v1

Dear Chris

Application for Full Planning Permission – Land at Augustus Way, Cheadle

On behalf of our client, Keepmoat Homes Limited (“Keepmoat”) [the Applicant], Lichfields is pleased to submit a full planning application in relation to the residential development at land at Augustus Way, Cheadle.

Part of the site already benefits from outline planning permission, granted under planning permission LPA ref. SMD/2020/0502 and this application will help facilitate its delivery. The proposed description of development is as follows:

“Full planning application for residential development including public open space, landscaping and associated infrastructure works.”

A list of submitted drawings and documents are set out in the Drawing and Document Schedule appended to this letter.

The planning application fee for this full planning application has been paid directly to Staffordshire Moorlands District Council.

We trust the enclosed information allows for the application to be validated and determined at the earliest opportunity. Should you require any further information, please do not hesitate to contact me.

Yours sincerely

Alexandra Gavin
Senior Planner
MPlan MRTPI

Annex 1: Submitted Documents Schedule

Drawings/Document	Reference/Revision
Drawings (prepared by APD)	
Location Plan	KM013 LP04
Detailed Design and Access Statement	KM014 Rev B
Planning Layout	KM014 PL01 Rev A
Illustrative Sketch Layout	KM014 PL01 Rev A
Boundary Treatments Layout	KM014 Rev A
Waste Management Plan	KM014 Rev A
Street Scenes	
Materials Layout	KM014 Rev A
Housetype Pack	2026
Flood Risk and Drainage (prepared by Tetra Tech)	
Flood Risk and Drainage Strategy	784-B076708 Rev P02
Drainage Simulation Results	Jan 2026
Preliminary Drainage Strategy Sheet 1	Rev P02
Preliminary Drainage Strategy Sheet 2	Rev P02
Flood Exceedance Plan Sheet 1	Rev P01
Flood Exceedance Plan Sheet 2	Rev P01
Preliminary Levels Appraisal Sheet 1	Rev P02
Preliminary Levels Appraisal Sheet 2	Rev P02
Preliminary Long Sections Sheet 1	Rev P02
Preliminary Long Sections Sheet 2	Rev P02
Landscaping (prepared by TPM Landscape)	
Landscape Layout	101 Rev C
Planting Plan (1 to 5)	201, 202, 203, 204, 205
Outline Landscape and Visual Appraisal	4968 March 2026
Ecology and Arboriculture (prepared by Ascerta)	
Preliminary Ecological Appraisal	P.2331.25 March 2026
Biodiversity Net Gain Plan	April 2026
Habitat Management and Monitoring Plan	P.2331.25 April 2026
Biodiversity Impact Assessment	P.2331.25 April 2026
BNG Metric	April 2026
Conditions Assessment	April 2026
Baseline Habitats	April 2026
Post Intervention Habitat	April 2026
Arboricultural Impact Assessment	P.2331.25.02 February 2026
Other reports	
Planning Statement (prepared by Lichfields)	April 2026

Drawings/Document	Reference/Revision
Transport Assessment and Framework Travel Plan (prepared by Eddisons)	April 2026
Noise Assessment (prepared by Logika)	April 2026
Waste Strategy (prepared by Kenny Waste Management)	
Topographical Survey (prepared by SurveyEng Ltd)	KM.TS.33 Rev A
Energy and Sustainability Report (prepared by AES Sustainability Consultants)	March 2026
Construction Environmental Management Plan (prepared by DM Safety)	March 2026
Agricultural Land Classification Report (prepared by Land Research Associates)	April 2026
Air Quality Assessment (prepared by Redmore Environmental)	March 2026
Preliminary Geoenvironmental Appraisal and Coal Mining Risk Assessment (prepared by iD Geoenvironmental)	January 2026
Geoenvironmental Appraisal (prepared by iGeoEnvironmental)	March 2026