



Joe Nugent MRTPI FCMI
Planning Executive
Brownshore Management
Technology House
Halesfield 7
Telford TF7 4NA
31st July 2026

Dear Sir / Madam,

REF: URBAN DESIGN RESPONSE
DEVELOPMENT: OUTLINE PERMISSION FOR REDEVELOPMENT OF THE FORMER ANZIO SITE FOR RESIDENTIAL DWELLINGS, RETAIL BUSINESS, AMENITY SPACE, INTERNAL ROADS, AND ASSOCIATED HARD/SOFT LANDSCAPING. INCLUDING THE PRINCIPAL MEANS OF VEHICULAR ACCESS FROM THE A53 BUXTON ROAD (ALL OTHER MATTERS RESERVED).
SITE: ANZIO CAMP, BLACKSHAW MOOR, LEEK, STAFFORDSHIRE ST13 8TL

1.0 INTRODUCTION

- 1.1 We note the comments provided by *Urban Imprint Limited* regarding the lack of a clear design framework to support the outline application and provide confidence that the development can be delivered in a manner that responds appropriately to its context.
- 1.2 Since the submission of the officer's comments, the original block plan has been replaced with a comprehensive Parameters Plan. The purpose of this plan is to establish the key development principles that will guide future Reserved Matters submissions, providing the design framework that officers considered absent from the original submission.
- 1.3 In addition, a revised Design and Access Statement will be submitted to accompany the Parameters Plan. This document will explain the evolution of the scheme, the design rationale, and how the proposed development responds to the site's opportunities and constraints, landscape setting, local character and surrounding context.
- 1.4 The revised submission has been prepared having regard to national planning policy, the National Design Guide and best practice for outline applications. The Parameters Plan provides a clear framework that balances certainty over the form and structure of development while retaining the appropriate flexibility required at the outline stage.





2.0 PARAMETERS PLAN

2.1 The Parameters Plan demonstrates:

- *A clear green infrastructure strategy, including retention and enhancement of landscape features and boundary planting.*
- *A network of public open spaces and connections to the woodland area.*
- *A hierarchy of vehicular, pedestrian and cycle routes throughout the site.*
- *Areas of differing character and density across the development.*
- *A range of housing types and tenures, including affordable housing provision.*
- *A clear development structure with defined access arrangements and movement corridors.*
- *Strong public/private space definition and integration of landscape features within the development.*

2.2 The applicant considers that the revised Parameters Plan and accompanying Design and Access Statement directly address the principal concerns raised by *Urban Imprint Limited*. Together, these documents establish a robust design framework for the site and provide the basis upon which future Reserved Matters submissions can be prepared.

3.0 SUMMARY

3.1 It is therefore considered that the proposal now satisfactorily responds to the objectives identified by *Urban Imprint Limited* and demonstrates how the development can be delivered in accordance with national guidance, local planning policy and the principles of good design, whilst ensuring that detailed matters are appropriately addressed at the Reserved Matters stage.

Kind regards,

Joe Nugent MRTPI FCI
Planning Executive
Brownshore Management

