

NG/JP_BRTL_FULL

P/2017/01110

Received

29/08/2017

29th August 2017

Planning Delivery
East Staffordshire Borough Council
The Maltsters
Wetmore Road
Burton upon Trent
DE14 1LS

Dear Sirs,

Applicants: Lioncourt Homes Ltd & Central and Country Developments Ltd

Full Planning Application: For the erection of up to 55 dwellings – Land off Tatenhill Lane, Branston, Staffordshire. Previous Outline Approval: P/2013/01160 Reserved Matters P/2017000263

Please find enclosed our full application submitted via the planning portal (PP-006335451) which includes the following information:

Site Plans:

BRTL_01_01 – Location Plan

BRTL_01_02B – Site Plan Clr

17/438/02A Landscape Proposals

House Type Drawings:

BRTL_01_03A – Street Scenes

BRTL_01_97 – Single Garage

BRTL_01_98 – Double Garage

BRTL_01_99 – Double Garage V1

BRTL_01_101-1B2PF-E – Elevations

BRTL_01_102-1B2PF-P – Plans

BRTL_01_103-1B2PF-E – Elevations

BRTL_01_104-1B2PF-P – Plans

BRTL_01_105-SY2174-E – Elevations

BRTL_01_106-SY2174-P – Plans
BRTL_01_107A-SY2174-E – Elevations
BRTL_01_108A-SY2174-P – Plans
BRTL_01_109A-RE2208-E – Elevations
BRTL_01_110A-RE2208-P – Plans
BRTL_01_111A-RE2208-E – Elevations
BRTL_01_112A-RE2208-P – Plans
BRTL_01_113-HA858-E – Elevations
BRTL_01_114-HA858-P – Plans
BRTL_01_115-HA858-E – Elevations
BRTL_01_116-HA858-P – Plans
BRTL_01_117A-AL1016-E – Elevations
BRTL_01_118A-AL1016-P – Plans
BRTL_01_121-KN2211-E – Elevations
BRTL_01_122-KN2211-P – Plans
BRTL_01_123-4B6PLTH1235-E – Elevations
BRTL_01_124-4B6PLTH1235-P – Plans
BRTL_01_125-4B6PLTH1235-E – Elevations
BRTL_01_126-4B6PLTH1235-P – Plans
BRTL_01_127-2B4P832-E – Elevations
BRTL_01_128-2B4P832-P – Plans
BRTL_01_129-2B4P832-E – Elevations
BRTL_01_130-2B4P832-P – Plans
BRTL_01_131A-WA1893-E – Elevations
BRTL_01_132A-WA1893-P – Plans
BRTL_01_133-GO1491-E – Elevations
BRTL_01_134-GO1491-P – Plans
BRTL_01_135A-GO1491-E – Elevations
BRTL_01_136A-GO1491-P – Plans
BRTL_01_137-CH1461-E – Elevations
BRTL_01_138-CH1461-P – Plans
BRTL_01_139-CH1461-E – Elevations

BRTL_01_140-CH1461-P – Plans
BRTL_01_141-NE1461-E – Elevations
BRTL_01_142-NE1461-P – Plans
BRTL_01_143-NE1461-E – Elevations
BRTL_01_144-NE1461-P – Plans
BRTL_01_145-NE1461-E (V1) – Elevations
BRTL_01_147-ASP1016-E – Elevations
BRTL_01_148-ASP1016-P – Plans
BRTL_01_149-ASP1016-E – Elevations
BRTL_01_150-ASP1016-P – Plans
BRTL_01_151_KN2211-E – Elevations
BRTL_01_152-KN2211-P – Plans
BRTL_01_153-AL1016V1-E – Elevations
BRTL_01_154-AL1016V1-P – Plans
BRTL_01_155-GO1491V1-E – Elevations
BRTL_01_156-GO1491V1-P – Plans

Ecology

RT-MME – 124525 Landscape and Ecological Management plan
RT-MME-125808-01 - Preliminary Ecological Assessment
RT-MME-125808-02 - Preliminary Bat Roost Assessment
RT-MME-125808-03 - Great Crested Newts Suitability Index

Materials

BRTL_01_20 – Materials Specification shows the chosen materials palette, samples are available to view upon request.

Slab Levels

TH P_ENG 100 – Preliminary Drainage & Levels Strategy Plan

Drainage

TH – Flood Risk Addendum Report – Enclosed. *Unable to upload with application due to file size.*

Arboricultural

Please see information within the submitted Arboricultural report – Enclosed. *Unable to upload with application due to file size.*

Noise

2781 01 – Noise Assessment

Street Lighting

Please refer to 170221 Tatenhill Lane Lighting Calcs and drawing 170221 HLS-625 Tatenhill Lane Lighting

Parking & Turning Areas

Please refer to TH P_ENG 100 – Preliminary Drainage & Levels Strategy Plan.

Road construction. Street lighting, drainage and means of draining roads

Please refer to TH P_ENG 100 – Preliminary Drainage & Levels Strategy Plan, TH – Flood Risk Addendum Report, 170221 Tatenhill Lane Lighting Calcs and drawing 170221 HLS-625 Tatenhill Lane Lighting

Construction Management Plan

Please refer to Construction Method Statement provided.

Archaeology

BTTLEV_WSI_V2_150217 – Archaeological Written Scheme of Investigation

MSSK91 – Archaeological Final Report

OA 6639 – Archaeological Evaluation Report

The above 3 archaeological reports are enclosed. Unable to upload with application due to file sizes.

Land Titles

SF402066 – Land Title

SF576041 – Land Title

SF597063 – Land Title

Transport Assessment

P 2013 01160 Transport Statement

Unilateral Undertaking

S106 Unilateral Undertaking

Planning Statement/Affordable Housing Statement

Cerda Planning Statement - Enclosed. *Unable to upload with application due to file size.*

We trust you have sufficient information to validate the application and look forward to receiving confirmation of this in due course.

Yours faithfully,

N. Gotobed

Mrs N Gotobed
Layout Designer
For Lioncourt Homes Limited