

19/09/2018

From:
Sent date: 19/09/2018 - 06:53
To: programmeofficer@staffs Moorlands.gov.uk
Cc: npi@no5.com
Subject: Robert James Simcock- sites BD068 AND BD087-Biddulph

LOGGED

Dear Angela,

In good time to be in compliance with the 24th September 2018 date, I am sending to you (signed for, first class post) the Hearing Statement and 3 bundles of documents in support of that Statement.

It is a matter of record, for both of the above sites SMDC have received Noise and Odour reports. For the avoidance of duplication, those reports are not enclosed within the 3 bundles.

Nina Pindham (Planning Barrister-No5 Chambers, Birmingham -email npi@no5) has been instructed and will be acting within the matter for me. As you know, I have confirmed our attendance at the proposed meetings and we now wait for further and better particulars in this respect. I have marked the signed for post being sent for your attention.

I am out of the UK from later today, returning on the 6th October 2018.

May I thank you for all of your assistance and professional guidance relating to this very important process.

Best regards

ROBERT

19/09/2018

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Sent date: 19/09/2018 - 06:53
To: programmeofficer@staffs Moorlands.gov.uk
Cc: npj@no5.com
Subject: Robert James Simcock- sites BD068 AND BD087-Biddulph

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Best regards

ROBERT

Staffordshire Moorlands Local Plan Examination in Public

Hearing Statement on behalf of Mr Robert Simcock in relation to Biddulph sites BD068 (Land to the West of Portland Drive) and BD087 (Land off Beaumont Close)

Matter 8(1): Identification of Sites

1.1 Is the approach within the Strategic Housing Land Availability Assessment (SHLAA) to assessing the suitability and screening of sites in Biddulph robust?

1. Mostly yes. Biddulph's role as the second largest town in the District must, in order to formulate a sustainable forward planning strategy for the area, be supported by a commensurate level of growth. Paragraph 2.1 of the Topic Paper in relation to allocations in Biddulph (document 13.2) confirms "[t]he proposed strategy for Biddulph seeks to further enhance its role as a significant service centre and a market town."
2. The SHLAA recognizes the suitability of a range of sites in and around Biddulph to accommodate this necessary growth. This said, the SHLAA notes "greenfield" as a constraint. This undermines the robustness of the assessment given the acknowledged need to develop greenfield sites to accommodate the necessary growth.
3. We also note the SHLAA assesses sites BD068 and BD087 as not being capable of contributing to the 5YLS. This too is incorrect: there are no technical objections to the development of either of the sites. Appendix 1 to this statement provides letters from United Utilities [and council's officers – heritage, ecology, etc.] confirming that there are no technical constraints to the development of the sites. Though site BD087 is previously developed land, it was formerly a greenhouse business and so it can be easily redeveloped for residential development. Therefore both sites are capable of contributing to the land supply within the next five years.

1.2 Do the Green Belt assessments support the allocations in Biddulph?

4. Yes and no. Yes, insofar as they support the release of Green Belt land which no longer satisfies the criteria for designating land as Green Belt (such as sites BD068 and 087). No, insofar as the actual allocations made are not supported by the evidence set out in the 2015 Green Belt Review and 2017 update.
5. As predicted by Inspector Whitehead when examining the Core Strategy, exceptional circumstances exist to release further Green Belt land around Biddulph. BD068 and BD087 were specifically referenced by Inspector Whitehead as being suitable for

Green Belt release. This Local Plan presents the opportunity to do so which should be taken up.

6. These sites should be released from the Green Belt as they no longer satisfy the criteria for retention as Green Belt land. Since their designation further residential development has effectively enveloped these sites (the only boundary not surrounded by residential development is the western edge of BD087, which is bounded by Biddulph Brook. This area is in Flood Zones 2 and 3 and so this would remain an area of open green space as part of a development scheme in any event). Their release is expressly supported by the comprehensive 2015 Green Belt Review, in which the sites both feature within parcel N7 (“Land to the north west of Biddulph”: for detail see page 7 of Appendix B of that Review). Parcel N7 is considered to contribute to the purposes of the Green Belt only insofar as it sets the “northerly context” for Biddulph due to its pastoral/woodland character. This does not apply to the sites: the Review specifically says that “*there is a well enclosed sub-parcel north of Marshgreen Road between the disused railway line and the A527 which could hold potential for removal without significant damage to the Green Belt given its enclosed character both visually and strong boundaries.*” That area includes both sites.
7. Both the Green Belt Review and the SHLAA support the release of these sites for development. The SHLAA confirms that site BD067 is suitable if “constraints” could be overcome. The identified constraint was the proximity of the sewage works, but further correspondence with United Utilities confirms the sewage works have been upgraded to a standard which takes account of neighbouring amenity and United Utilities had no objection to the development of the site. The site is in any event heavily screened from the sewage treatment works.
8. In relation to BD087, the SHLAA confirms the site is “*well contained with clear boundaries*”. It is within a residential area. The “constraints” cited are not supported by the evidence: greenfield is not a valid constraint, nor is the Green Belt designation supported by the Green Belt Review; flooding is not a constraint on this site. Access can be combined with neighbouring sites, and so that too does not pose a constraint.

1.3 Does the LP provide for a range of sites of different sizes in Biddulph?

9. It does not provide for an adequate range of sites, nor does it provide for sites which will provide the range of facilities that the area needs. An elderly care unit is very much needed in Biddulph yet the opportunity to secure such a facility on BD068 has been overlooked in the allocations relating to Biddulph. Open market rented accommodation is proposed to assist those who wish to remain in the community but cannot afford to purchase a home to stay there. Further, the viability of BD068 and 087 is such that a wide range of contributions to community facilities can and would be secured.

10. It should be added that as long ago as 2006 Staffordshire Moorlands District Council considered BD068 to be suitable for residential development (Appendix 2). There is no justifiable reason for retaining the Green Belt designation of these sites and failing to allocate them for residential development.

Mr R.J.SIMCOCK

Mrs Sansom
Staffordshire Moorlands District Council

27th February 2013

Dear Mrs Samsom,

Thank you for meeting with my son & myself on Wednesday 20th February. Your guidance was extremely useful to us.

I now enclose the completed Housing Land Availability form, complete with location plan edged in Red. Our aim is to conduct these development proposals directly with the Staffordshire Moorlands Council. I have shown the documents as plan A & plan B.

We believe the proposed development will benefit from a mix of dwellings, senior bungalow accommodation, Warden controlled living accommodation (some of which will be retained in our ownership for renting purposes) Affordable housing facility within the mix of residential semi detached & detached dwellings.

We further believe that the full development would benefit from a "satellite" doctors/chiroprody facility with one half of a suitable economy building being operated as a "part time" Police post. We are mindful of the present constraints upon finances, whilst at the same time (given the overall planning proposals for Biddulph & District) this area will become a substantial developed settlement location.

You will appreciate, we are not professional consultants, however as matters progress i.e. layout proposals & the like, experienced architect services are available to us. That said any help, guidance & advice would be greatly appreciated.

Would you be kind enough to advise me what I require to do next? You gave me to understand that it would be acceptable to lobby the local Councillors. In the interim I enclose the relevant documents in support of my application.

I look forward to my hearing from you.

Yours sincerely.

Mr ROBERT JAMES SIMCOCK.

Enc: - Housing site form
Supporting Comment document
Location plans – edged in Red.



HOUSING LAND AVAILABILITY ASSESSMENT HOUSING SITES SUGGESTION FORM

A separate form should be completed for each site suggested.
Please provide a site plan identifying the land suggested at a scale of no less than 1:2500.
Please note that suggestions cannot be kept confidential and will form part of the Council's evidence base.

Please return your completed forms to:

Ruth Wooddisse, Forward Plans
Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, ST13 6HQ

PERSONAL DETAILS

Title:
First Name:
Surname:
Organisation:
Address:

Postcode:
Telephone:
E-mail:

AGENTS DETAILS (if applicable)

Title:
First Name:
Surname:
Organisation:
Address:
.....
.....
.....
Postcode:
Telephone:
E-mail:

Site Information

Site Location: - See plans enclosed, duly marked as instructed.

Site Area (hectares):

23.5 Acres or therabouts

Current or most recent land use

e.g. agriculture, employment,
unused/vacant etc. Rented to one tenant - Beef rearing

Description of site

e.g. greenfield, previously developed land (as defined in Annex B of PPS3), vacant building
Plan B previously developed land. Nursery & growing under glass. Formed part of the Spring Grove development - Now residential properties @ Beaumont Close. Former owner Mr, V Pointon.
Plan A. Greenfield

Site Features

e.g. landscape or ecological features See Supporting Comments

Available means of access into the site

Plan A entrance & egress onto Marsh Green Road via long standing commercial access point
Plan B entrance & egress via extension to Beaumont Close, off Marsh Green Road - existing residential development.

Robert Simcock

From:
To:
Sent: 07 March 2013 16:37
Subject: Re: LAND ADJACENT TO SEWAGE WORKS, BIDDULPH
Dear Mrs Sansom,

I have sent the "Supporting Document" in first class post today marked for your attention. Would you be kind enough to look out for that document.

Thank you very much.

Regards

ROBERT SIMCOCK.

----- Original Message -----

From: [Sansom, Claire](#)
To:
Sent: Wednesday, March 06, 2013 1:04 PM
Subject: LAND ADJACENT TO SEWAGE WORKS, BIDDULPH

Dear Mr. Simcock,

Thank you for your letter and Housing Sites Suggestion Form which I received on 4th March 2013. I received a letter, the form and plans but I also note that reference is made to a separate 'supporting comment' document which unfortunately I do not appear to have received. Would you be able to forward me another copy of this document at your earliest convenience please?

Your contact details are on our database so we will keep you informed about consultation on our Site Allocations Document – as you have provided an e-mail address this notification will be by e-mail unless you request otherwise. In the meantime, it is your choice as to whether you approach any Councillors about your site.

As any sites selected must be shown to be deliverable and viable, I would suggest that you could gather information on the following issues initially to help determine this:

- Highways – how many houses would the highway authority accept off Marsh Green Road (for Site A) and Beaumont Close (for Site B) and whether there would be any requirements in terms of access which would have to be factored in to potential development costs. You would need to approach Staffordshire County Council Highways Department and determine their view on this matter;
- Ecology – whether there is any ecological interest on either of the sites. A habitat survey by an appropriately qualified professional would determine this;
- Affordable Housing – you would need to talk to the Council's Housing Department to seek advice on the types of affordable units that are needed in Biddulph. I have a contact name and telephone number for you – Ian Young, Head of Housing Services (01538) 395400 ext. 4102;
- Flooding issue – you could approach the Environment Agency to discuss the fact that both sites are affected by the flood plain and whether in their view this can be mitigated through design and layout;
- Sewage Works – this particularly refers to Site A – as it is adjacent to the Sewage Works, the question of potential pollution for future residents will occur as the site is being assessed. It is advised that the situation with regard to this

12/03/2013

Robert Simcock

From:
To:
Sent: 30 August 2013 15:42
Subject: Stes A-B- Proposed residential development Biddulph.
Dear Mrs Sansom,

Thank you for attending both sites this morning.

During our discussions you requested details relating to Ecology & flood plain reports & if I may, I comment as follows.

1/ Ecology.

May I draw your attention to my letter to you dated 10th May & the bundle of documents. Those documents set out the responses from all of the Five consultees which you kindly suggested would be required going forward with this application. The Ecology report is the second item on that document following Highways. Should you require any further details from me, please advise.

2/ Flood plain - (in relation to Biddulph Brook). Again I refer to the above letter & bundle of documents. On the plans (A&B) you will note areas edged in blue. Those areas have been drawn in consultation with the Environment Agency (what's in your back yard document) which I presented to you under the heading FLOODING ISSUE. In respect of site A we are not affected by this issue. As for site B, the Highways preferred option is the bridge gaining access & egress via Marsh Green Road onto site B. (I think you have specific photographs of this location taken today?) At the point edged in Blue is the location for the bridge crossing Biddulph Brook. By the development/ construction at this point for that bridge, the small area edged in Blue (flood plain) will be engineered within that construction. At this point the boundary of Biddulph Brook will have been maintained as existing.

We were grateful to you for the time spent at the site & your willingness to properly inspect & photograph both A&B potential residential development sites.

Should you require anything further, please do not hesitate to contact me.

Regards

ROBERT SIMCOCK.

Robert Simcock

From:
To:
Sent: 25 April 2013 12:38
Subject: RE: Land off Marsh Green Road
Dear Mr. Simcock,

Thank you for your email. I would be happy to meet with you again at Moorlands House, Leek to discuss the further information you have about your land. I am available on the following dates so if any of these suit you please let me know.

8th May (PM), 10th May, 23rd May, 24th May (any time)

Please also let me know times you would prefer.

Regards

www.staffsmoorlands.gov.uk

From:
Sent: 24 April 2013 06:48
To: Sansom, Claire
Subject: Land off Marsh Green Road

Dear Mrs Sansom,

Would it be possible for my son & myself to meet with you again, providing the opportunity to up-date you with all of the information concerning both of the potential development sites.

From your email dated 6th March 2013, we are pleased to have received the support for development from the main/principle authorities - United Utilities & Staffordshire County Highways. As you will appreciate, storm, fowl discharge, supply of water & access/highway issues are very important within any development proposals. To receive negative responses from any of these would bring a halt to any such ventures. Of equal importance is Environmental issues - flooding & the like. From the plans which we have received, the proposed development areas are little affected if at all in this respect. From a visual perspective, both sites are not encumbered with trees TPOs, further both sites do not have pits which may have attracted newts & wild life of this type. The land is also clear of Badger sets.

A further important position is that development proposals/infrastructure does not concern anyone else (neighbour agreement, easements, rights of way issues & the like).

I am now in a position to provide to you for your further observation the written responses, plans drawings (from the Environment services re flooding) from the authorities as set out above, which we would like to discuss with you further.

Perhaps you would be kind enough to advise of a convenient time for us to attend your offices & I look forward to hearing from you.

Regards

25/04/2013

ROBERT SIMCOCK.

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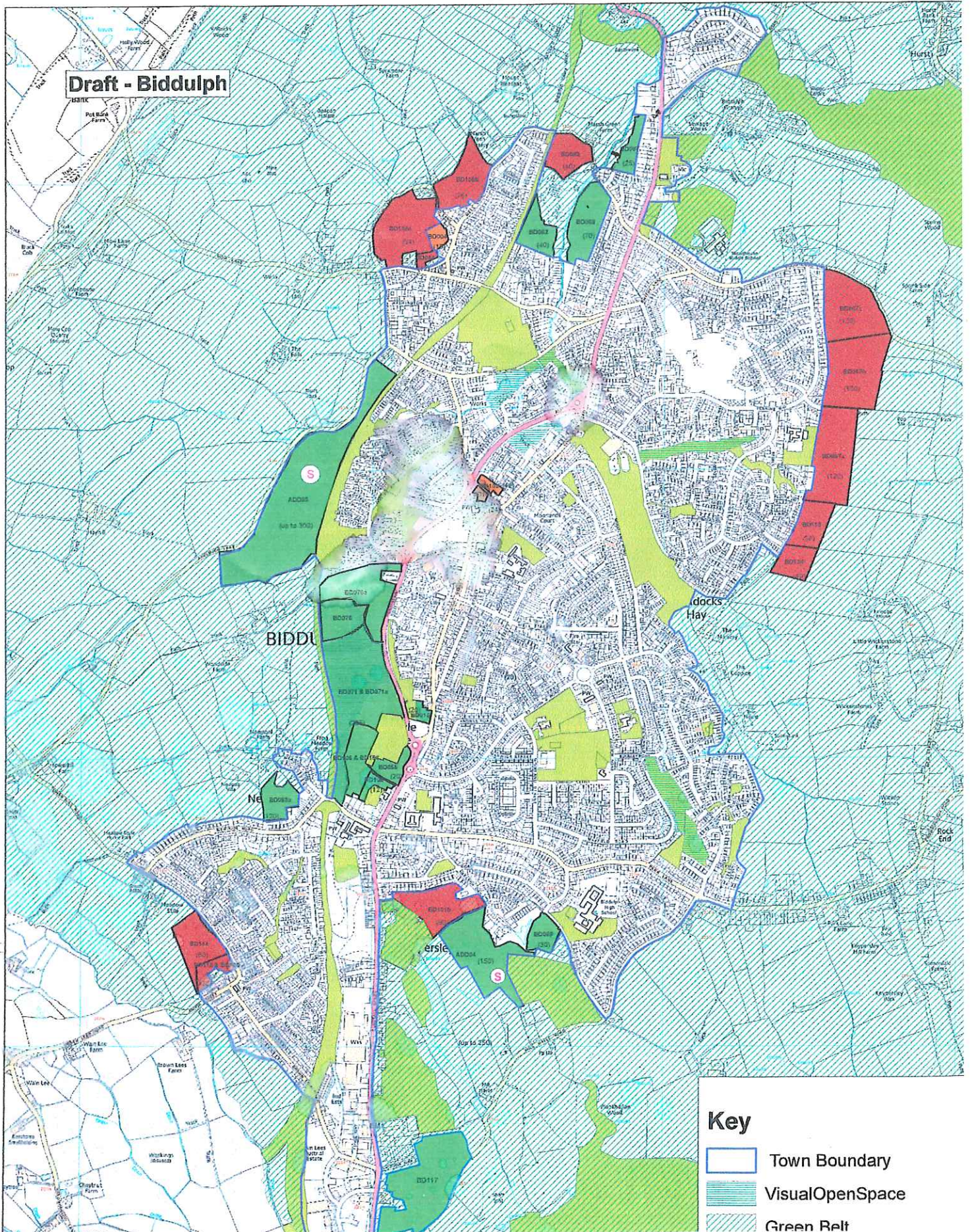
No virus found in this incoming message.

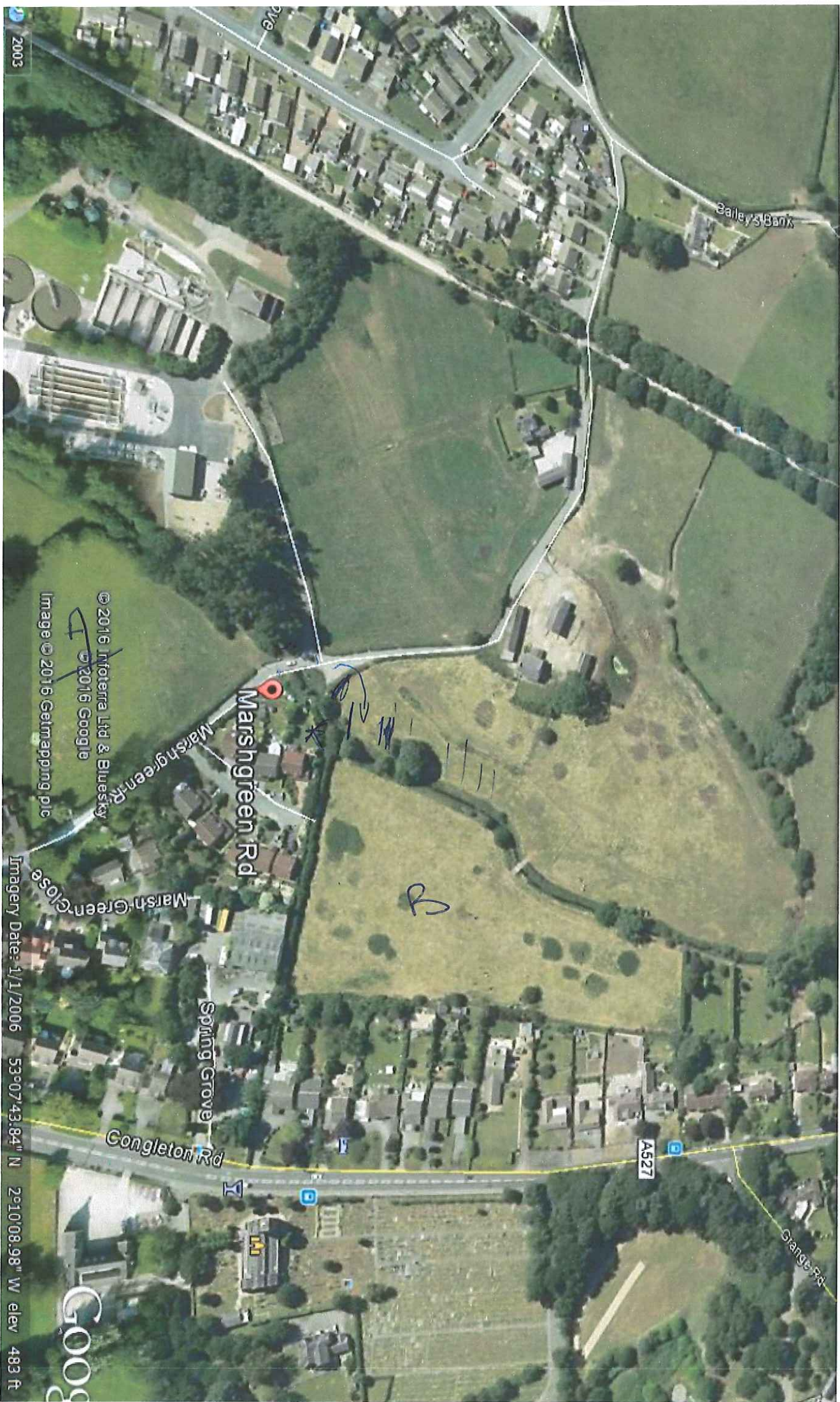
Checked by AVG - www.avg.com

Version: 8.5.455 / Virus Database: 271.1.1/5771 - Release Date: 04/24/13 17:47:00

25/04/2013

Draft - Biddulph





2003

Baileys Bank

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Marshgreen Rd

P

Marsh Green Close

Spring Grove

Congleton Rd

A527

Grange Rd

Imagery Date: 1/1/2006 53°07'43.84" N 2°10'08.98" W elev 483 ft

GOOGLE

From:@uk
Sent date: 14/07/2016 - 23:08
To:
Subject: FW: STAFFORDSHIRE MOORLANDS LOCAL PLAN - SITES BD068 AND BD087
Attachments: United Utilities.pdf 144.4 KB
Environment Agency Response to: UT/2008/104875/SL-03/PO1-L01 130.1 KB

Dear Mr Simcock,

Further to my earlier email, please also find attached comments from the Environment Agency who require a Level 2 Flood Risk Assessment on your sites.

If you have any queries with this, please contact them directly.

Regards

Please note: working days are Wednesday, Thursday & Friday of each week.

From:
Sent: Thursday, July 14, 2016 3:51 PM
To:
Subject: STAFFORDSHIRE MOORLANDS LOCAL PLAN - SITES BD068 AND BD087

Dear Mr Simcock,

I attach the response to the recent Preferred Options Consultation we have received from United Utilities.

Both United Utilities and our Environmental Health colleagues consider that an odour assessment and a noise assessment are required in relation to development on your sites. These reports should highlight relevant mitigation measures required to address any issues raised in the assessments.

It is not only your client's site which needs a noise assessment and an odour assessment, this also applies to neighbouring sites BD062 and BD083 (i.e. 2 more landowners). Therefore, you may wish to commission joint studies or individual ones. Clearly, this is up to the owners involved.

United Utilities also point out that they have on-site infrastructure on site BD068 to which they would require access and maintenance strips.

My colleagues and I are currently working our way through all the representations we received in response to the consultation so there may be other issues which crop up in relation to this site.

Regards

Robert Simcock

From:
To:
Sent: 23 April 2013 15:23
Subject: RE: Marsh Green Lane - Biddulph.
Mr Simcock,

Thank you for the additional information.

Yes, the alternative of providing access from the opposite side of Biddulph brook would be acceptable in principle. This would be subject to provision of visibility splay and appropriate access. Pedestrian connectivity should also be looked at, but the right of way may assist depending on its standard as it approaches A527. Again, greater than 40 dwellings would require a transport statement (TS), greater than 80 would require a Transport Assessment (TA). A TA would also be appropriate if the combined numbers of additional dwellings exceeds 80.

Given the cost of a bridge, the alternative of realignment of Marsh Green Road to move it away from Beaumont Close and exploring the possibility of improving Beaumont Close may be attractive?

I trust this is of use,

Regards,

D. R. Plant

ire.gov.uk

www.staffordshire.gov.uk

From:
Sent: 23 April 2013 15:02
To: Plant, David (Place)
Subject: Re: Marsh Green Lane - Biddulph.

Dear Mr Plant,

Thank you for your initial observations.

At this moment in time, I would make this observation relating to Beaumont Close. I own the land on the opposite side of Biddulph brook. The entrance & Egress (gate way) is almost opposite the commercial entrance operated by United Utilities. This would require a bridge crossing Biddulph Brook constructed on both sides, but land in my ownership. Leaving aside the logistics for a moment, would such proposal be acceptable in the alternative to Beaumont Close?.

08/05/2013

Robert Simcock

From:
To:
Sent: 23 April 2013 14:27
Subject: RE: Marsh Green Lane - Biddulph.
Mr Simcock,

Unfortunately I am away from the office on Thursday. However, I have now visited the two sites and comment as follows:

1. Beaumont Close.

I would be unable to support any development which is accessed off Beaumont Close as it stands.

Visibility splays of 2.4mx90m onto Marsh Green Road would be required. Currently the gardens of the two corner plots extend to the edge of the carriageway and restrict visibility to significantly below that required, particularly to the north west. This could be addressed by a highway realignment into the other plot of land on the opposite side of Marsh Green Road to move the carriageway 2.4m from the boundaries. If this is possible, Beaumont Close would need upgrading to a standard depending on the number of dwellings proposed, with formal carriageway and footways which itself may not be possible.

The extent of highway land in Beaumont Close is available from land.charges@staffordshire.gov.uk though there is a charge for the details.

There is also a public right of way between Beaumont Close and the plot.

Is there any other possible access to this plot?

2. Marsh Green Road.

I would have no objections to a development accessed adjacent to the river bridge.

Visibility splay of 2.4m x 90m would be required.

Any greater than 40 dwellings would require a transport statement looking at the access along Marsh Green Road and particularly the junction of Marsh Green Road with A527 Congleton Road. More than 80 dwellings would require a full transport assessment and travel plan and may require an improvement to the junction with A527.

The existing footway should be extended, 2m wide, along Marsh Green Road and into the site

Road widths will depend on number of dwellings proposed, though general guidance is available in our Residential Design Guide which is on SCC website. Actual layout should comply with Manual for streets.

If you are able to secure a visibility improvement or provide alternative access and upgrade Beaumont Close to an appropriate standard, I would be pleased to comment further on that basis.

I trust this is of use but if you have any further questions or wish to discuss, please contact me

regards,

D. R. Plant
Project Engineer (Staffordshire Moorlands and Peak Park)
Staffordshire County Council,
Staffordshire Place 1,

Andy

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: "Leysens, Andrew" < >

Date: 04/10/2016 07:50 (GMT+00:00)

To: Andy Williams < >

Subject: RE: Biddulph

Good morning Andy

Can you confirm what you need to do the noise assessment? Is it just an understanding of any operations on the works that can be noisy? I presume you don't need site access for your noise survey.

Thanks – Andrew

Andrew Leysens

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From: Andy Williams [[m](#)]

Sent: 03 October 2016 11:54

To: Leysens, Andrew <

Cc: Saunders, Antony <

'Gabor Antony'

Subject: RE: Biddulph

Andrew,

Gabor Antony of REC has attempted to contact Antony Saauder's but the telephone number you supplied is 'not recognised'. Can you please re-affirm Antony's number for us.

Once we have prepared an outline approach, I will revert to you. Whom should we speak to about noise related issues?

Kind regards.

Andy Williams

Resource and Environmental Consultants Ltd

[REDACTED]

[REDACTED]

On 04/10/2016 09:30, Leyskens, Andrew wrote:

Good morning Andy

The telephone number is [REDACTED]. As noted below, I'd suggest they email Antony to arrange a time to discuss.

Thanks – Andrew

Andrew Leyskens

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Visit: unitedutilities.com/wow

From: andy
Sent: 04 October 2016 09:20
To: Leyskens, Andrew
Subject: RE: Biddulph

I will find out about the noise survey. In the meantime can you please confirm the contact mobile for Antony Saunders?

Regards

16/10/2016

To: Gabor Antony
CC: andy <[redacted]>

'Leyskens, Andrew'

Hi Gabor,

Sorry for the delay for getting back to you.

I am free between 2-4pm on both Monday and Wednesday next week. Please let me know which one is best for yourself and I will keep it free.

Regards

Antony Saunders

(ur)

al Delivery

From: Gabor Antony
Sent: 04 October 2016 10:10
To: Saunders, Antony
Cc: andy <[redacted]> Leyskens, Andrew <Andrew.Leyssens@uuplc.co.uk>
Subject: Re: Biddulph - Odour [100222]

Dear Antony,

Following the email trail below, I would be grateful if you could please be so kind as to advise on your availability and the best time for you to have a conversation on the preferred approach for undertaking the required odour assessments.

I am available on my mobile most of the day today, should you wish to arrange the time for the detailed discussion.

Thank you and kindest regards,

Gabor

Kind regards,

Gabor Antony MSc MEnvSc MIAQM
Principal Consultant - Air Quality

From: Gabor Antony [<mailto:>]
Sent: 06 October 2016 10:17
To: Andy Williams < >
Subject: Fwd: RE: Biddulph - Odour [100222]

Hi Andy,

I tried to call you earlier to discuss.
Before I reply to Antony's proposed time of discussions, I just wanted to check with you, whether you are ok for me to wait until Monday, as he is not available until.

Many thanks and kindest regards,

Gabor

Kind regards,

Gabor Antony MSc MEnvSc MIAQM
Principal Consultant - Air Quality

t [+44 113 337 2024](tel:+441133372024)

m [+44 7968 318858](tel:+447968318858)

e gantony@recltd.co.uk

Resource and Environmental Consultants Ltd

Unit 5, Carrwood Park, Selby Road, Leeds, LS15 4LG



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----- Original Message -----

Subject: RE: Biddulph - Odour [100222]

Date: Thu, 6 Oct 2016 08:59:59 +0000

From: Saunders, Antony <Antony.Saunders@uuplc.co.uk>

16/10/2016

From: gantony@recltd.co.uk
Sent date: 06/10/2016 - 11:05
To:
Cc:
Subject: Re: Biddulph - Odour [100222]
Attachments: 1.1 KB

Hi Andy,

Thank you, completely agree!
Will respond to him accordingly.

Kindest regards,

Gabor

Kind regards,

Gabor Antony MSc MIEnvSc MIAQM

Principal Consultant - Air Quality

Resource and Environmental Consultants Ltd

Unit 5, Carrwood Park, Selby Road, Leeds, LS15 4LG



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On 06/10/2016 10:48, Andy Williams wrote:

Gabor,

Monday is OK but we either need to nail all of the issues and gain all of the info at that time, or arrange an early meeting with him (on site?) to do so. We cannot allow correspondence to drag out. I will leave the matter for your discretion.

Andy Williams

Advance Land & Planning Limited
6 Stafford Place

From: Leysens, Andrew [[n](#)]
Sent: 30 September 2016 17:05
To: 'Andy Williams' <[andy](#)>
Cc: Saunders, Antony <[Ar](#)>
Subject: Biddulph

Good afternoon Andy

Further to our recent discussions, please can you outline your chosen consultants approach to the odour impact assessment which you would like to undertake.

If your consultant would like to discuss this with anyone they can contact Antony Saunders at United Utilities who is copied into this email. Antony's number is [redacted] although please note that it would be preferable for your consultant to arrange a time to have a telephone discussion with Antony regarding the approach over email so that he can plan this into his diary and ensure he is available.

Please can you forward me the suggested approach to the odour impact assessment that you would like to undertake once this is prepared.

Regards – Andrew

Andrew Levssens

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Also, please can you provide the non-site specific dispersion modelling report that has been sent to the council.

Please do not hesitate to contact me if there is any additional details or clarification needed.

Kind Regards

Antony Saunders

From: Gabor Antony [mailto:[m](#) [k](#)]
Sent: 11 October 2016 08:13
To: Saunders, Antony <[mailto:saunders@...](#)>
Cc: [ar](#); Leyssens, Andrew <[Andri](#)>
Subject: Biddulph Odour Assessment

Good Morning Antony,

Thank you for your time on the phone yesterday.

As discussed, our next step will be to get an odour sampling team on site to collect representative data from the operation of the facility, that we could utilise within our dispersion modelling assessment.

You suggested that Odournet is one of your accepted laboratories, (please could you advise any other consultancy/Lab, that you would consider acceptable) so we will approach them to provide us with their proposed scope of works to undertake the required services.

As we understand, they are to liaise with Andrew Leyssens and the Site Manager to identify the relevant odour sources and to get the timing right for the site visits.

You suggested that in order to get representative results, 5-6 samples should be collected from each identified odour source through the duration of a week to allow sampling during different meteorological conditions.

The results of the monitoring programme will be utilised within the dispersion modelling assessment.

Model inputs will be discussed with you in detail once results of the odour sampling are available to ensure that the modelling picks up all time varying source parameters and operational characteristics.

We understand that we should seek advice from Andrew Leyssens with regards to any proposed upgrade programmes to the site and also what (if anything) happened at the site earlier this Spring to trigger the sudden increase in complaints.

Please, if you could be so kind as to confirm acceptability of our proposed approach, that would be greatly appreciated.

Should you have any questions, require any further information at this stage, or wish to discuss any aspect of the above, please feel free to contact me.

Many thanks and kindest regards,

Gabor

Kind regards,

Gabor Antony MSc MEnvSc MIAQM

Once we have the full picture, we are happy to approach external parties to get fee proposals for the odour sampling.

Please note that the monitoring requirements should come from UU rather than from us, as ultimately they will be the ones who might not accept our approach.

Many thanks,

Gabor

Kind regards,

Gabor Antony MSc MEnvSc MIAQM
Principal Consultant - Air Quality - Air Quality

Resource and Environmental Consultants Ltd
Unit 5, Carrwood Park, Selby Road, Leeds, LS15 4LG



DELIVERING SOLUTIONS

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From: Saunders, Antony [<mailto:antony@recltd.co.uk>]

Sent: 13 October 2016 14:54

To: Gabor Antony <gabor@recltd.co.uk>

Cc: andrew@recltd.co.uk Leyskens, Andrew <andrew@recltd.co.uk>

Subject: RE: Biddulph Odour Assessment

Gabor,

Prior to arranging for an odour sampling team to survey the site please can you provide a formal, detailed methodology of the odour impact assessment, including odour survey and dispersion modelling, that you are proposing. As part of the methodology please can you include, but not be limited to:

- Odour survey sample locations, frequency and schedule
- Methodology, including sampling equipment and technique, & RAMS for taking the odour samples – this will likely require input from odour sampling team
- Dispersion modelling software type/version, modelling assessment criteria and model result
- Details of model input parameters including: source dimensions and locations, receptor locations, terrain data and meteorological data

From our conversation on Monday 10th October you stated that in the non-site specific dispersion modelling meteorological data from Manchester airport was used. The terrain for Biddulph is significantly different to Manchester Airport and it is considered that using Manchester Airport meteorological data will not be representative of the conditions experienced at Biddulph. The model should be run using NWP (Numerical Weather Predicted) data specifically for Biddulph to prevent inaccurate results being produced.

From:
Sent date: 14/10/2016 - 12:48
To:
Cc:
Subject: RE: Biddulph Odour Assessment
Attachments: image001.png 240 B
Simcock 2013 Correspondence with UU and EHO.pdf 875.0 KB

Gabor,

Robert Simcock had a letter from UU dated 2013 (attached) to the effect that they had no objection to the future residential development of his two sites and in the light of this, through a contact he has, at UU, he has arranged to meet with the CEO of UU on 27 November 2016. His mission is to get the CEO to honour the earlier response of no objection to his two sites and also our site. Effectively to get the CEO to tell the underlings to 'back-off' and draft a letter of 'no objection'.

If he can secure such a letter, he thinks this might suffice to satisfy the LPA (we shall see on both counts). If not, we want to get clarity from UU as to what exactly it would need to satisfy it.

Is there anything from your perspective that he should raise or enquire about? For instance, should he try to ascertain whether UU has its own monitoring data and if so whether we can get it? What about operating arrangements and techniques etc?

Either way, I think we need to await the outcome of his meeting with the CEO, but I am also mindful that if Robert is not successful in his mission, time will be against us. I am therefore wondering whether in the meantime, it is worth you gently moving things along with your counterpart to respond to his last email or whether this might prove counter-productive?

I will call to discuss.

Kind regards.

Andy Williams

Advance Land & Planning Limited

From: Gabor Antony [mailto:gantony@recltd.co.uk]
Sent: 14 October 2016 11:19
To: andy@advance-planning.co.uk
Subject: RE: Biddulph Odour Assessment

Good Morning Andy,

Before we go back to Antony and commit ourselves to any exercise, could you please advise, whether there has been any feedback from Robert with regards to his meeting with the council?

"I have a phone note in with the CEO of UU given what appeared to be a lack of progress or willingness to comply. Could you advise upon the matter. In the alternative I will present myself at Warrington on Tuesday."

As discussed, our next step will be to get an odour sampling team on site to collect representative data from the operation of the facility, that we could utilise within our dispersion modelling assessment.

You suggested that Odournet is one of your accepted laboratories, (please could you advise any other consultancy/Lab, that you would consider acceptable) so we will approach them to provide us with their proposed scope of works to undertake the required services.

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Model inputs will be discussed with you in detail once results of the odour sampling are available to ensure that the modelling picks up all time varying source parameters and operational characteristics.

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Please, if you could be so kind as to confirm acceptability of our proposed approach, that would be greatly appreciated.

Should you have any questions, require any further information at this stage, or wish to discuss any aspect of the above, please feel free to contact me.

Many thanks and kindest regards,

Gabor

Kind regards,

Gabor Antony MSc MEnvSc MIAQM
Principal Consultant - Air Quality

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From: Antony.
Sent date: 13/10/2016 - 14:54
To:
Cc:
Subject: RE: Biddulph Odour Assessment
Attachments: image002.png 174 B

Gabor,

Prior to arranging for an odour sampling team to survey the site please can you provide a formal, detailed methodology of the odour impact assessment, including odour survey and dispersion modelling, that you are proposing. As part of the methodology please can you include, but not be limited to:

- Odour survey sample locations, frequency and schedule
- Methodology, including sampling equipment and technique, & RAMS for taking the odour samples – this will likely require input from odour sampling team
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- Details of model input parameters including: source dimensions and locations, receptor locations, terrain data and meteorological data

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Also, please can you provide the non-site specific dispersion modelling report that has been sent to the council.

Please do not hesitate to contact me if there is any additional details or clarification needed.

Kind Regards

Antony Saunders
Process Engineer (Odour)
Process Engineering
Engineering and Capital Delivery
United Utilities

unitedutilities.com

From: Gabor Antony [mailto:andy@advance-planning.co.uk]
Sent: 11 October 2016 08:13
To: Saunders, Antony <Antony.Saunders@unitedutilities.co.uk>
Cc: andy@advance-planning.co.uk; Gabor Antony [mailto:andy@advance-planning.co.uk];
Subject: Biddulph Odour Assessment

Good Morning Antony,

Thank you for your time on the phone yesterday.

From: .
To: .
Subject: .
Date: Tue, 12 Feb 2013 08:46:40 +0000

Dear Mike,

Staffordshire Moorlands have invited me on the 20th to discuss two parcels of land amounting to 23 acres or thereabouts. I am given to understand that the land in respect of the number of houses to be built is a problem in Biddulph.

My late father surrendered development potential land (the White belt in those days) in favour of farming the area within the business. Since 2000 I have pursued the possibility to develop the same land through various proposals. At one time 16 acres had been accepted, later finding some Brown field site in Cheadle, Staffs.

I was made aware of the situation by Mr Grant Dinsdale (this chap was involved at Yarnfield) suggesting that a housing association be brought in to bolster any proposals. In my opinion, with your own expertise & with my own limited knowledge relating to residential development, I believe that we can handle this matter.

The advantages of all the land, in my humble opinion concerns itself with the following,

- 1/ No tree & TPO issues
- 2/ No wildlife (bats & the like) issues
- 3/ Residential on three sides, Biddulph brook to the rear, hence defensible boundaries on all four sides.
- 4/ No storm water issues - discharging into Biddulph brook.
- 5/ No fowl discharge issues - United Utilities sewerage (brought up to European closed facility standards in 2006) at the rear to the land.
- 6/ Established entrance & Egress onto Marsh Green Road.
- 7/ Mains services, gas, electric, telephones adjacent to the land
- 8/ The land cannot be added to other agricultural land i.e. making small into large.
- 9/ All the land would be considered infill.

Mike, for the meeting, can you think of any other item in support in development terms?

I propose to inform them of my agent dealing with planning proposals going forward, with your agreement.

Regards

ROBERT

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12/02/2013

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Go

Other topics for this area...

Flood Map for Planning (Rivers and Sea)

Flood Map for Planning (Rivers and Sea)

Map legend

Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in.

Flood Map for Planning (Rivers and Sea)

Flood Zone 3

Flood Zone 2

Flood defences (Not all may be shown*)

Areas benefiting from flood defences (Not all may be shown*)

Main River

Main River

Other national environmental organisations

Natural Resources Wales Area of responsibility

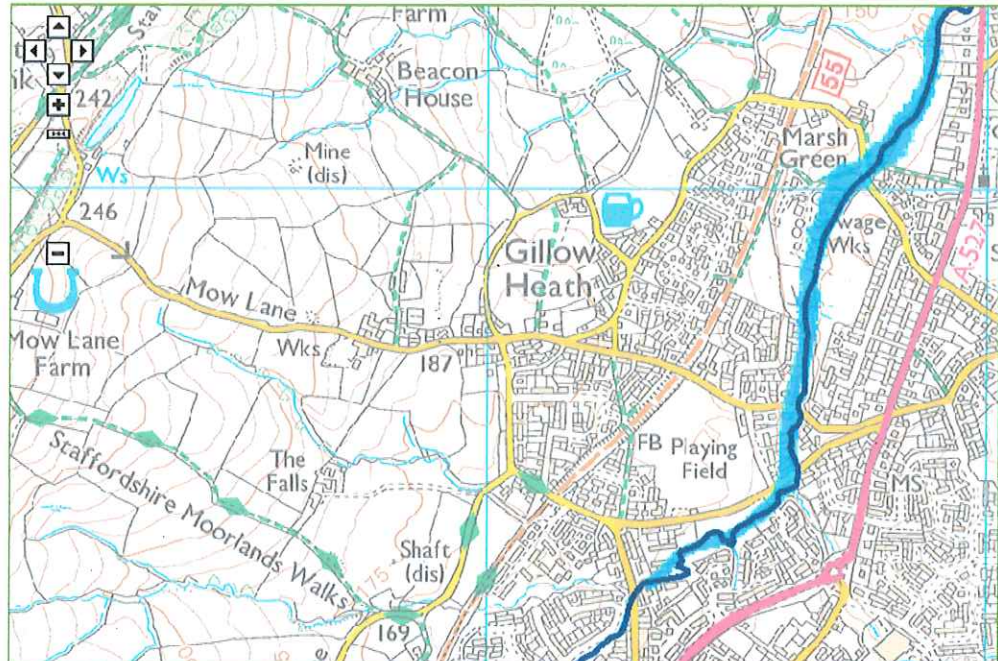
Scottish Environment Protection Agency Area of responsibility

ST8 6RJ at scale 1:10,000

Other maps

Data search

Text only version



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Information about Flood Map for Planning:

Understanding the Flood Map for Planning (Rivers and Sea)

A more detailed explanation to help you understand the flood map shown above.

Current flood warnings

We provide flood warnings online 24 hours a day. Find out the current flood warning status in your local area.

* **Legend information:** Flood defences and the areas benefiting from them are gradually being added through updates. Please contact your local environment agency office for further details.

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Author: Environment Agency | wibysupport@environment-agency.gov.uk
Last updated: 4th January 2017

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STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

ACHIEVING • EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr R J Simcock

Our Reference: 7526/GC
Dealt with by: Gavin Clarke
Direct Dial: 01538 395570
Email: forward.plans@staffsmoorlands.gov.uk

Date: 17th August 2012

Dear Sir/Madam

I am contacting you to invite you to comment on the Staffordshire Moorlands Strategic Housing Land Availability Assessment (SHLAA) update. The SHLAA is a key component of the evidence base to support the Council's Core Strategy which is due to be submitted for examination shortly.

You have been invited to comment because you have either previously put forward a site for consideration as a potential housing allocation or have an interest in bringing land forward for housing development.

Officers of the Council have completed an assessment of all potential housing sites which have a capacity of 10 or more dwellings in the town and 6 or more dwellings in the villages and open countryside which could potentially be allocated. Sites below this threshold will not be considered for formal allocation unless a site is of strategic significance.

The purpose of this assessment is to consider whether a site is realistically deliverable or developable, which will inform the subsequent Site Allocations Development Plan Document. This opportunity to comment on the assessment is therefore to ensure that the details of each site are accurate and that the assessment is fair and reasonable - it is not to ascertain at this stage whether a site should or should not be allocated.

Maps and details of the sites assessed (July 2012) and the methodology used can be viewed and downloaded from the following Council web page:
<http://www.staffsmoorlands.gov.uk/sm/council-services/evidence-base/strategic-housing-land-availability-assessments>

Should you wish to make a comment, this should be made by email or in writing to this address by Friday 31st August. If you have difficulty in meeting this deadline, please contact myself or a member of the Local Plan team.

Yours faithfully

Gavin Clarke
Principal Regeneration Officer (Planning Policy)

Robert Simcock

From: "Robert Simcock"
To: "Sansom, Claire" <...@... .gov.uk>
Sent: 09 September 2013 11:51
Subject: Environmental Health A-B sites Biddulph - Proposed residential development.
Dear Mrs Sansom,

I have discussed the above matter with Mr Mike Powers, head of Environmental Health, Staffordshire Moorlands District Council. Mr Powers considers that EH would only normally make comment within a formal planning application having been lodged with the Authority. Historical information relating to the United Utilities treatment plant is no longer a matter of record. Those inappropriate records have been replaced with computerised records since instigated in 2012.

Mr Powers would be content in respect that United Utilities confirm in writing their support for both sites. This written confirmation has been disclosed to you in any event as you know. Mr Powers confirms, the issue of such discharge is a matter for them. Further U.U. confirm more than adequate capacity to deal with such outfall from both sites, directly into that treatment plant.

Notwithstanding this information, I invited Mr Powers to review the proposed development file (copy of which you have) & a further request to send an internal memo to you confirming such detail.

To this end, I am meeting with Mr Powers on Thursday 12th September 2013 @ 10-00am. Following our meeting for reference purposes only, Mr Powers has confirmed his willingness to send that internal Email to you.

If you have any further queries or questions, perhaps at that meeting time, I could discuss those with you at your offices.

Having satisfied the treatment plant issue, Mr Powers said that his only other concern, related to both sites being affected by toxic land contamination, dangerous substances, mining & the like. I was able to confirm both sites are free from any such factors & encumbrances. I trust these arrangements will deal with those issues which you raised with me in your last Email.

Kind Regards

ROBERT SIMCOCK

4/ We are content with this matter, having discussed those issues with Mr Powers in any event. We confirm our compliance to such tests.

I was grateful for the time extended to me by Mr Powers & the advice given. With his approval, should our applications for Residential Development prove successful, It will be my intention to consult & work with Mr Powers & his department at each stage ie planning proposals, layout & equally important matters relating to infrastructure proposals.

Should you require me to do anything further, I will be happy to do so.

Regards

ROBERT SIMCOCK.

Please Note. I will be out of the U/K from Friday 27th September returning on the 14th October 2013. During the working period I can be contacted on or my son can take the enquiry on Mobile contacts during this period only. I will then be back in the office - Thank you

----- Original Message -----

From:

To: [Sansom, Claire](#)

Cc:

Sent: Tuesday, September 24, 2013 12:23 PM

Subject: Sites A and B Proposed Residential Development, Biddulph

Hello Claire

I met with Mr Simcock last week regarding his submission in connection with the above sites. I have made a provisional assessment of the proposals, and I can offer the following comments on what might be required from an Environmental Health perspective;

1. I have checked our contaminated land database and I can confirm that there is no known mining activity or mineshafts on or under the two sites. There is no known history of industrial use or historical landfill, and so there is little likelihood of deep contamination requiring remediation. The only concern might be whether there has been any historical sewage spreading associated with the adjacent sewage works. If this is not known, then we would probably ask for soil sampling to confirm no significant contamination.
2. Our data shows that there may have been some historical alterations to the course of the stream/brook within site A, and if this involved the importation of any landfill material then a contamination assessment would be required.
3. There is no significant complaint history regarding odour or insect activity associated with the sewage works. The only recent complaints have been about noise from vehicles entering and leaving the site at unreasonable hours. Because of the proximity of the sewage works, there will need to be a standard odour assessment submitted with any application for site A to help inform the possible layout of the development in relation to any zones of concern. I have noted the precautions taken to reduce the impact of odour and insects by the water undertaker.
4. There would need to be an air quality impact assessment in the event that both sites move forward, but individually there should be no real air quality issues.

I hope that this information is of some assistance.

Regards

Mike Towers

Principal Environmental Health Officer
Staffordshire Moorlands District Council

26/09/2013

Robert Simcock

From: "Robert Simcock" <>
To: <mike.powers@highpeak.gov.uk>
Cc: <claire.sansom@staffsmoorlands.gov.uk>
Sent: 12 September 2013 12:16
Subject: Sites A&B - Biddulph - Proposal for residential development.

Dear Mr Powers,

I was grateful for our meeting at SMDC offices this morning. To confirm, I would welcome your advices relating to,

- A) Air polution
- B) Land contamination
- C) Building regulations comments

I also requested a "ball park" figure (if possible) for the air polution survey @ the point of planning process.

I left with you a bundle of documents, photographs in support & Emails/correspondance which had passed between Mrs Sansom & myself.

We concluded on the agreement of your willingness to provide written response to the above allowing Mrs Sansom to be content with all such responses (plus consultee written responses) properly advising Council Members within the presentation. I believe that 4th October is the date for that presentation to take place onto Public Consultation, moving forward for determination in March 2014.

I would welcome any further advice which you may feel of benifit to the proposals for residential development on sites A&B.

Thank you.

Regards

ROBERT SIMCOCK.

Robert Simcock

From:@......gov.uk>
To:
Sent: 06 MARCH 2013 15:04
Subject: LAND ADJACENT TO SEWAGE WORKS, BIDDULPH
 Dear Mr. Simcock,

Thank you for your letter and Housing Sites Suggestion Form which I received on 4th March 2013. I received a letter, the form and plans but I also note that reference is made to a separate 'supporting comment' document which unfortunately I do not appear to have received. Would you be able to forward me another copy of this document at your earliest convenience please?

Your contact details are on our database so we will keep you informed about consultation on our Site Allocations Document – as you have provided an e-mail address this notification will be by e-mail unless you request otherwise. In the meantime, it is your choice as to whether you approach any Councillors about your site.

As any sites selected must be shown to be deliverable and viable, I would suggest that you could gather information on the following issues initially to help determine this:

- Highways – how many houses would the highway authority accept off Marsh Green Road (for Site A) and Beaumont Close (for Site B) and whether there would be any requirements in terms of access which would have to be factored in to potential development costs. You would need to approach Staffordshire County Council Highways Department and determine their view on this matter;
- Ecology – whether there is any ecological interest on either of the sites. A habitat survey by an appropriately qualified professional would determine this;
- Affordable Housing – you would need to talk to the Council's Housing Department to seek advice on the types of affordable units that are needed in Biddulph. I have a contact name and telephone number for you – Ian Young, Head of Housing Services (01538) 395400 ext. 4102; *Ian Young & Staffs*
- Flooding issue – you could approach the Environment Agency to discuss the fact that both sites are affected by the flood plain and whether in their view this can be mitigated through design and layout;
- Sewage Works – this particularly refers to Site A – as it is adjacent to the Sewage Works, the question of potential pollution for future residents will occur as the site is being assessed. It is advised that the situation with regard to this will need to be clarified by an appropriately qualified professional and / or the utility company concerned. If development is acceptable in principle, it would be useful to clarify whether there would be any numbers or layout restrictions for housing on this site.

I hope these suggestions are useful for you.

Regards

Claire Sansom
Senior Planning Officer (Forward Plans)

Regeneration Services
 Staffordshire Moorlands District Council
 Moorlands House
 Stockwell Street
 Leek

06/03/2013

Yours faithfully

Staffordshire Moorlands
ST13 6HQ

(01538) 395400 Ext 4137

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06/03/2013



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Developer Services & Planning**
Thirlmere House
Lingley Mere Business Park
Lingley Green Avenue
Great Sankey
Warrington WA5 3LP

Telephone 01925 678301
Planning.liaison@uuplc.co.uk

Staffordshire Moorlands District Council
Moorlands House, Stockwell Street Leek
Staffordshire Moorlands
ST13 6HQ

Your ref: n/a
Our ref: DC/13/1212
Date: 28-MAR-13

Dear Sir/ Madam,

Location: Land adjacent to sewage works Biddulph
Proposal: Pre app enquiry - see attached email re sewage works

With reference to the above planning application,

United Utilities will have no objection to the proposed development providing specific conditions are included in any planning permission granted. These conditions are as follows:-

Drainage

- This site must be drained on a total separate system with all the surface water flows generated from the proposed development discharging directly in to the adjacent watercourse with the prior consent of the riparian owner.

Please note: The Wastewater Treatment Works serving this area does have sufficient capacity to accommodate the anticipated development growth as necessary.

- Several public sewers cross the site and therefore a modification of the site layout, or a diversion of the affected public sewer at the applicant's expense, may be necessary. To establish if a sewer diversion is feasible, the applicant must discuss this at an early stage with (John Lunt) Developer Enquiries Analyst by email, planning.liaison@uuplc.co.uk as a lengthy lead in period may be required if a sewer diversion proves to be acceptable.

The applicant can discuss full details of the site drainage proposals with John Lunt 01925 678305

Water

A separate metered supply to each unit will be required at the applicant's expense and all internal pipework must comply with current water supply (water fittings) regulations 1999.

General

Should this planning application be approved, the applicant should contact our Service Enquiries on 0845 7462200 regarding connection to the water mains/public sewers.

United Utilities offer a fully supported mapping service at a modest cost for our water mains and sewerage assets. This is a service, which is constantly updated by our Property Searches Team (Tel No: 0870 7510101). It is the applicant's responsibility to demonstrate the exact relationship between any assets that may cross the site and any proposed development

Please note, due to the public sewer transfer, not all sewers are currently shown on the statutory sewer records, if a sewer is discovered during construction, please contact a Building Control Body to discuss the matter further.

Yours Faithfully

Jillian Walker
United Utilities
Developer Services & Planning

Mr R.J.SIMCOCK

Mrs Clair Sansom
Senior Planning Officer (Forward Plans)
Regeneration Services
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek.

10th May 2013

Dear Mrs Sansom,

Reference: - Land A&B Proposed residential development land – Biddulph. Your reference 7526/225 & 226/CS

Thank you for meeting with my son & myself, providing the opportunity to up-date our application (as set out above) @ Marsh Green Farm, Biddulph.

You will recall sending that most useful Email to us dated 6th March 2013. That document set out a suggestion to gather information to ensure that both site/land locations are indeed deliverable & viable. I took on board that advice & to this end I made contact with the various consultees.

If I may, I will provide all such detail in an identical chronology as set out in the 6th March Email.

HIGHWAYS.

As I explained at our last meeting, I have pursued development of both development land locations since 1999 with Mr John Prince. Some Five years ago I worked with Staffordshire County Council Highways & Environmental agency within the works to up-grade the bridge situated in Marsh Green Road to accommodate heavy commercial vehicles & plant, improve the entrance & egress location (identified on the plan A drawing for future development) in addition the stone work improvement affecting Biddulph Brook.

I made early contact with Mr Dave Plant @ the highways offices in Stafford. In the spirit of openness & total transparency, I discussed the proposed residential development relating to both sites with him. Mr Plant agreed to make a site visit. Following his site inspection I now enclose his comments & observations. Locating site B from the opposite side of Biddulph Brook would be acceptable & for site A no

objections to development, accessed from the improved location adjacent to the bridge. Standard development conditions would apply. Mr Plant confirmed (within his support for development) assistance within the planning & consultation process.

Highways is a most important department to have the support & the improvements to Marsh Green Road junction & bridge works have proved most beneficial in terms of future development affecting sites A&B.

ECOLOGY.

I have discussed both sites & I am able to comment as follows.

At both locations, there is no effect to wildlife such as (marl pits, wells, water coarse etc) having an effect on newts & the like. Bats are attracted to warm, if possible new/recent build properties. On both sites there are no existing buildings. During development, we may be called upon to supply Bat boxes & monitor the area generally.

As far as both sites are concerned, there are no trees, hence TPO orders. The high hawthorn/bramble bushes are not protected in any event. Having inspected the area, there are no signs of Badger sets. Foxes have bred in this location, however Foxes are not protected. Should the development go ahead (not withstanding these comments from the Ecological experts) before development commences a further report would be called for to establish any significant or material changes.

Having contacted DEFRA – No comment. No objection.

AFFORDABLE HOUSING.

As you know we have discussed my contact & comments made by this department. Despite best effort, I have failed to speak with Mr Ian Young.

I set my initial plans to retain some of the development properties for rental accommodation only. Further my interest to build within the overall development a 12 bedroom warden controlled unit for the elderly, rented back to the authority, with ourselves being responsible for the building & general maintenance was described as “ a very interesting concept & of some serious interest to consider” Since that contact I have received no further feed back. Our being in a position to contemplate the project would be based on dwelling numbers & the 30% Affordable Housing policy.

FLOODING ISSUE.

I have discussed the development proposals with the Environment Agency, producing the “What’s in your back yard?) document, which I have enclosed for your information. I draw your careful & specific attention to the blue line on the drawing. The blue line extends to the area, which would have to be allowed to remain vacant for flooding issues.

You will observe with site A this development land is not affected. With site B a small area is affected. At this point the bridge (see Highways) will be constructed

allowing for flooding/ water flow issues. The matter is further addressed & satisfied, as we own the land on the opposite side of Biddulph Brook, hence providing addition capacity to accommodate this aspect of residential development.

From the Environment drawing/document you will be best able to further appreciate the amount of residential development existing surrounding both sites in these locations & Biddulph Brook/ Sewage Works providing the defensible boundaries upon which to rely.

SEWAGE WORKS.

I entered into early consultation with United Utilities Development Services & Planning. The development proposals were discussed in some detail with Mrs Jillian Walker. As you will appreciate, along with highways, this authority would have a significant & substantial affect upon any development proposals. I now enclose the response from United Utilities for your attention. As directed, I took an early opportunity of discussing the feasibility relating to the proposed development at both A & B site locations with Mr John Lunt. The United Utilities service system also has the capacity to accommodate the proposed elderly unit.

Some years ago, I worked in consultation with this authority in respect of fowl/ waste pipeline construction affecting site A. You will note the response placed under separate headings.

Drainage: -

Mr Lunt consulted the records & advised that the present pipeline (if required) as a consequence of its small size be re-directed by ourselves, no doubt incorporating such a pipeline under the road way, streets, pavements etc. The authority confirms the principle & the capacity to accommodate the anticipated development growth numbers for both sites (numbers provided by my architect) storm water discharging into Biddulph Brook via the existing outfall system.

Water: -

A separate metered supply to each dwelling within the 1999 regulations.

General: -

Mr John Lunt has pledged his full support for the proposed development, making available the services of his department.

CONCLUSION.

I am pleased & encouraged with the response from all of the above consultees. The support, which can be generated from people where I have already had a working relationship, will, in my opinion, prove invaluable to the success of the development proposals.

In logistical terms, I have not encountered any negative responses; hence other than the obtaining of a planning approval/consent proposals for residential development on site A & site B the position is one of being deliverable & viable.

May we (other than lobbying the East Ward Councillors) ask if you have any further advice to advance our proposals or could you further advise upon any recommendations, which you feel appropriate at this time?

May I take this opportunity to thank you for seeing us & the assistance, which we have received from SMDC.

Regards

Mr ROBERT SIMCOCK.

Enclosures,

1/ Copy drawings of sites A& B.

2/ Email correspondence from SCC Highways Mr Dave Plant

3/ Environment Agency drawing

4/ Correspondence/letter from United Utilities.

Robert Simcock

Attention Mrs Sampson

Forward Plans.

National & Local Planning Policies
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire Moorlands
ST13 6HQ

18th February 2013

Dear Mrs Sampson,

Along with my son, Jason we are looking forward to meeting with you on Wednesday 20th February 2013 @ 11-00am as arranged.

The land is located in two parts, one to the rear of Portland Drive – off Marsh Green Road & the other would be an extension to Beaumont Close – off Marsh Green Road. At the North end of this close is a small path, running up to Congleton road, opposite Biddulph Church.

I think the above sets out the location relating to both pieces of land.

The advantages of the land, in my submission concern itself with the following: -

- 1/ No tree & TPO issues
- 2/ No wildlife (bats & the like issues)
- 3/ Residential developments on three sides, Biddulph brook to the rear
- 4/ No storm water issues – discharging into Biddulph brook.
- 5/ No fowl discharge issues – United Utilities sewerage behind (recently brought up to European Closed facility standards.
- 6/ Established entrance & egress onto Marsh Green Lane

7/ Mains services adjacent to land already established

8/ Close proximity to facilities & bus route

9/ Land could not form part of bringing small fields enlarging into large farming areas.

10/ All the land could be considered infill – windfall site locations.

In readiness for our meeting, could I ask you to consider the content of my letter, requesting any help advice, as you would consider appropriate.

We look forward to meeting with you on Wednesday.

Thank you

Mr ROBERT JAMES SIMCOCK.

Attention Mrs Paula Steer

1st November 2016.

Dear Mrs Steer,

Reference:=- Land at Biddulph (sites A & B) land adjacent to sewage works-Biddulph and the letter dated 28th March 2013 (copy disclosed at the meeting)

Thank you for the hospitality extended to us on the 27th October 2016 and your willingness to be the chair person for that meeting.

The principle and purpose for that meeting, the confirmation that the contents of the 28th March letter remains the position of your company, subject to the conditions as set out in that document. You confirmed that was the situation and I should formally write to you upon that matter.

At that meeting, Mr Andrew Leasons confirmed that NO complaints in respect of odour and noise had been reported, until most recently since the preferred sites by Staffordshire Moorlands DC had disclosed and circulated that information into the public domain. Further no change of circumstances either at the treatment works or its operations has been recorded since the 28th March letter.

In such circumstances, as agreed, would you please confirm in writing our understanding. In the interests of good order, I have copied Mrs Claire Sansom into this correspondence, in particular that the 28th letter was addressed to Staffordshire Moorlands District Council in any event.

Yours sincerely

Mr ROBERT JAMES SIMCOCK engFIMI MISM.

25/10/2016

welcome please.

Thank you.

Mr ROBERT SIMCOCK.

-----Original message-----

From : robert.simcock@btinternet.com
Date : 12/10/2016 - 15:38 (GMTDT)
To : simmco@btinternet.com
Subject : RE: Development at Biddulph

Dear Mr Simcock,

With reference to the email below, Paula has asked if I could send through some dates for a meeting here at our offices in Lingley Mere. Would any of the dates/times below be convenient for you?

Wednesday 26th October at 3.00pm or 4.00pm; Thursday 27th October at 10.00am; Monday 31st October at 4.00pm

I look forward to hearing from you, I will then send all the location details.

Regards, Bev

Beverley Linford
Commercial Assistant to Paula Steer
Operational Services
United Utilities
T:
M:
unitedutilities.com

-----Original Message-----

From: R SIMCOCK
Sent: 11 October 2016 21:06
To: Steer, Paula
Cc:
Subject: Re: Development at Biddulph

Dear Mrs Steer,

Thank you for the email and prompt attention to the matter. Please, avoiding tomorrow and Monday the 17th October, more than willing to come to your offices, just require a post code, time and date.

Thank you.

ROBERT SIMCOCK.

-----Original message-----

From
Date : 11/10/2016 - 11:40 (GMTDT)
To : simmco@btinternet.com
Cc :
Subject : Development at Biddulph

Dear Mr Simcock,

Steve Mogford our Chief Executive has asked me to contact you following your email. I'm the Director responsible for Developer Services. I would be happy to meet with you to discuss this matter further. Would it be convenient for you to come to our offices in Warrington or would you prefer to meet somewhere else? I will ask my assistant Bev Linford to contact you to arrange.

Regards, Paula

Paula Steer

EMGateway3.uuplc.co.uk made the following annotations

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Notes for the meeting.

1/ Since 1985, I have pursued development of land for residential development (Sites A-B)

2/ At this time Severn Trent was the Authority.

3/ I have worked closely with Staffordshire Moorlands DC, PROVIDING applications, surveys, reports, site visits and meetings at Stockwell House Leek.

4/ In 2005/6 I successfully negotiated planning approval for site "A". Within the Governments "Brown Field" planning policy, a redundant factory in Cheadle Staffs was found in preference to the Biddulph land.

5/ Since 2005, a substantive amount of time (7 years) I worked with National Rivers (Now Environmental) within the erosion of land in our ownership, re-direction of Biddulph Brook, flood and stream flow of Biddulph Brook. Further, I spend 2 years working on the project for new foundation to the bridge in Marsh Green Road (structure).

6/ With my local knowledge, I am aware of substantive sums of money being invested at the Now United Utilities treatment plant, off Marsh Green Road.

7/ Since 2005/6 the above process in planning terms has been repeated 3 times. More recently, without assistance from a third party, I have successfully brought sites A & B FROM AGRICULTURAL - Green Belt classification into both sites adopted for Residential development.

8/ I set out to satisfy all six of the consultees, countless meetings, site meetings and the like.

9/ I now draw your attention to the letter to me from United Utilities dated 28 March 2013. To the best of my local and factual knowledge, no significant changes, alterations and or anything which would likely affect the operation of this plant has been required, other than further covered areas.. Equally No change to our land or location/circumstances either. We relied and continue to rely upon that document, given that we have received nothing in the alternative from UU.

10/ More recently Mr Andrew Leeson's activity within UU has thrown up concerns, hence the purpose and principle for the meeting this morning.

11/ we have agreed in principle (subject to conditions) the crossing of Biddulph Brook providing access and egress onto site "B". This highways matter does not affect or influence the efficiency or otherwise of the outfall of that brook and water discharge.

12/ We understand "within Health and safety standards and requirements" in order to obtain an annual operators licence, Noise, Odour and flood plain reports are required by law. May we request full disclosure of those reports (say 5 years retrospective)