GLADMAN
DEVELOPMENTS LIMITED

Gladman House
Alexandria Way
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CW12 1LB

Planning Department
Cheshire West and Chester Council
The Portal
Wellington Road
Ellesmere Port
Cheshire
CH65 0BA

5th June 2025

Dear Sir/Madam,

Land West of Tattenhall Road, Tattenhall

Planning Portal Reference: PP-13953086

Re: "Outline planning application for the erection of up to 110 dwellings (including affordable housing), with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point. All matters reserved except for means of access."

I hereby notify you that we have today submitted an outline planning application with all matters reserved except for access for residential development via the Planning Portal. We have submitted the reports shown below:-

1. Covering Letter and certificates
2. Location Plan (Ref D10797.001)
3. Development Framework Plan (Ref PS10797.002B)
4. Proposed Access Drawing (Ref 1952-01 Rev A)
5. Planning and Affordable Housing Statement
6. Design and Access Statement
7. Landscape and Visual Appraisal
8. Preliminary Ecological Appraisal
9. Biodiversity Net Gain Statement
10. Arboricultural Impact Assessment
11. Heritage Assessment
12. Flood Risk Assessment & Drainage Strategy
13. Phase 1 Desk Study
14. Air Quality Assessment
15. Noise Assessment Report
16. Transport Assessment
17. Framework Travel Plan
18. Statement of Community Involvement
19. Socio-Economic Benefits Statement

20. Waste Management and Minimisation Strategy
21. Sustainability Statement
22. Sustainable Construction Checklist
23. Health Impact Assessment
24. Utilities Statement
25. Mineral Resource Assessment
26. Topographical Survey
27. Biodiversity Metric

Please note that the Statement of Community Involvement contains complete copies of all correspondence received during pre-application consultation. Some of the correspondence includes personal details such as names, addresses and email addresses and have been provided in an unaltered form to ensure full transparency. A fair processing note was included on the consultation leaflets and website, which made clear to members of the public providing this data that it would be forwarded to the LPA as part of a planning application and that the Council may publish it online. Should the council publish this information online, it will of course need to do so in line with its own data protection policies.

Validation requirements

The table below sets out how the validation requirements for outline applications are met through the submitted documentation.

Validation Requirement	**Requirement Met?**	**Commentary**
Location Plan	✓	The plan meets the criteria set out.
Relevant Fee	✓	A payment for the sum of £23,151.00 has been paid to Cheshire West and Chester Council for 100% the application fee.
Application Form	✓	A copy of the application form will be sent via email to the validation team once submitted to the Planning Portal.
Site/block plan	✓	See 3. Development Framework Plan The plan meets the criteria set out.
Other plans relevant to the development	✓	The access drawing for which approval is sought is drawing no. 1952-01 Rev A An illustrative layout is provided within the Design and Access Statement. Approval is not sought for this drawing. The submitted plans meet the criteria set out.
Tree Survey and Arboricultural Impact Assessment	✓	See 10. Arboricultural Impact Assessment

Validation Requirement	Requirement Met?	Commentary
Site photographs	✓	Photographs of the site are contained within the 6. Design and Access Statement and 7. Landscape and Visual Appraisal. The photographs meet the criteria set out.
Heritage Impact Assessment	✓	See 11. Heritage Assessment
Details of secure cycle parking or statement setting out why none is provided.	X	This is not required for an outline planning application.
Details of locations of EV charging points or a statement setting our why none are provided	X	This is not required for an outline planning application.
Design and Access Statement	✓	See 6. Design and Access Statement
Details of domestic Waste storage	X	This is not required for an outline planning application.
Flood Risk Assessment	✓	See 12. Flood Risk Assessment & Drainage Strategy
Biodiversity Checklist	✓	See 8. Preliminary Ecological Appraisal and 9. Biodiversity Net Gain Statement
Sustainable construction checklist and Sustainable Housing Statement	✓	See 21. Sustainability Statement and 22. Sustainable Construction Checklist
Affordable Housing Statement	✓	See 5. Planning and Affordable Housing Statement
Land Stability Report	X	Not required due to not being located within the Cheshire Brine Board Consultation Zone.
Viability Appraisal	X	Not required due to fully complying with the Council's policies regarding affordable housing and infrastructure.
An Information Connection Networks Statement	✓	See 24. Utilities Statement
Drainage Strategy	✓	See 12. Flood Risk Assessment and Outline Drainage Strategy

Validation Requirement	Requirement Met?	Commentary
Preliminary Ecological Appraisal/Assessment	✓	See 8. Preliminary Ecological Appraisal
Biodiversity Metric	✓	See 9. Biodiversity Net Gain Statement
Mineral Resource Assessment	✓	See 25. Mineral Resource Assessment
Housing Mix Statement	X	This is not required for an outline planning application.
Landscape Appraisal or Landscape and Visual Impact Assessment	✓	See 7. Landscape and Visual Appraisal
Noise Survey	✓	See 15. Noise Assessment Report
Phase 1 Contamination Assessment	✓	See 13. Phase 1 Desk Study
Air Quality Assessment	✓	See 14. Air Quality Assessment
Topographical Survey	✓	See 26. Topographical Survey
Construction Management Plan	X	This is not required for an outline planning application.
Open Space Statement	✓	See 5. Planning and Affordable Housing Statement and 6. Design and Access Statement
Transport Assessment	✓	See 16. Transport Assessment
Travel Plan	✓	See 17. Framework Travel Plan
Health Impact Statement	✓	See 23. Health Impact Assessment
Appropriate Archaeological Assessment	✓	See 11. Heritage Statement

Validation Requirement	Requirement Met?	Commentary
A statement setting out how the development takes into account the 12 'Building for a Healthy Life considerations' or a statement setting out how the development takes into account the National Design Guide or any relevant Local Design Code (once in place)	✓	See 6. Design and Access Statement

Application fee

A payment for the sum of £23,151.00 has been paid to Cheshire West and Chester Council for 100% the application fee.

We trust the enclosed information is sufficient to enable our application to be validated at your earliest opportunity. However, should you have any queries or require any further information, please do not hesitate to contact us.

Yours sincerely,



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