



Civic Centre, Riverside, Stafford

Contact Andrew Bailey

Direct Dial 01785 619212

Email abailey@staffordbc.gov.uk

Dear Members

Special Planning Committee (Large Scale Major Application)

A special meeting of the Planning Committee will be held in the **Craddock Room, Civic Suite, Civic Centre, Riverside, Stafford** on **Wednesday 17 August 2022** to deal with the business as set out on the agenda.

Please note that this meeting will be recorded.

The Committee will meet at the rear of the Civic Centre and depart at **9.30 am** to visit the site(s) as set out in the agenda and re-convene at the Civic Centre at approximately **10.30 am** to determine the application(s).

Members are reminded that contact officers are shown in each report and members are welcome to raise questions etc in advance of the meeting with the appropriate officer.

A handwritten signature in black ink, appearing to read "I. Curran".

Head of Law and Administration

**SPECIAL PLANNING COMMITTEE
(LARGE SCALE MAJOR APPLICATION)**

17 AUGUST 2022

Chairman - Councillor E G R Jones

Vice-Chairman - Councillor P W Jones

AGENDA

1	Apologies	
2	Declaration of Member's Interests/Lobbying	
3	Planning Applications	Page Nos 3 - 58

MEMBERSHIP

Chairman - Councillor E G R Jones

F Beatty
A G Cooper
A P Edgeller
A D Hobbs
J Hood
E G R Jones

P W Jones
B McKeown
A Nixon
G P K Pardesi
C V Trowbridge

SPECIAL PLANNING COMMITTEE - 17 AUGUST 2022

Ward Interest - Nil

Planning Applications

Report of Head of Development

Purpose of Report

To consider the following planning applications, the reports for which are set out in the attached **APPENDIX**:-

		Page Nos
21/34682/FUL	Land West of Stafford, Marin Drive, Castlefields	4 - 31
	This application has been referred to the Planning Committee because the development is a large scale major application	
	Officer Contact - Richard Wood, Development Lead Telephone 01785 619324	
21/34683/FUL	Land West of Redgrave Drive, Castlefields, Stafford	32 - 58
	This application has been referred to the Planning Committee because the development is a large scale major application	
	Officer Contact - Richard Wood, Development Lead Telephone 01785 619324	

Previous Consideration

Nil

Background Papers

Planning application files are available for Members to inspect, by prior arrangement, in the Development Management Section. The applications including the background papers, information and correspondence received during the consideration of the application, consultation replies, neighbour representations are scanned and are available to view on the Council website.

Application:	21/34682/FUL
Case Officer:	Ed Handley
Date Registered:	11 October 2022
Target Decision Date:	10 January 2022
Extended To:	
Address:	Land West of Stafford, Martin Drive, Castlefields, Stafford
Ward:	Rowley
Parish:	
Proposal:	Infrastructure works comprising of the main Primary Spine Road and Secondary Loop Road, drainage, the principal areas of public open space, including associated engineering works, pursuant to the S73 planning permission (reference 20/32034/FUL)
Applicant:	Taylor Wimpey West Midlands
Recommendation:	Approve, subject to conditions

REASON FOR REFERRAL TO COMMITTEE

The planning application is a large-scale major development and as such is excluded from the Councils scheme of delegation and therefore requires determination by the Planning Committee.

Context

This planning application seeks permission for infrastructure works to facilitate the development of up to 1,500 houses on the Burleyfields site which forms a major portion of the West of Stafford Strategic Development Location in The Plan for Stafford Borough.

The original hybrid planning permission, reference 17/27731/FUL, was amended under permission 20/32034/FUL. That permission for 1,500 dwellings includes full details for phase one for 442 dwellings with the remainder of the site benefitting from outline consent with details of access approved. The balance of the 1,500 dwellings will then come forward under reserved matters applications for different phases on the SDL. Construction of phase one is now well underway.

Site and surroundings

The overall site considered under application 20/32034/FUL is approximately 67.34 hectares in size and lies roughly 1km to the west of Stafford town centre. The landscape topography undulates with the land rising predominantly from the north to the south and consists of several agricultural fields delineated by hedgerows.

The wider Burleyfields site is bound by the M6 motorway to the west whilst to the east lies open land and the Castlefields residential estate. Stafford Castle golf course and open fields abut the southern boundary with Stafford Castle (a scheduled ancient monument) on higher ground beyond. The recent development known as Mallards Walk lies to the northeast with open fields to the northwest, beyond which is older residential development along Doxey Road.

The application site contains numerous mature trees, some of which are covered by Tree Preservation Orders and a number of ponds. A network of public rights of way, including the Way for the Millennium, straddle the site and there are records of various protected species. Part of the site (north) is within the buffer of a landfill site. There are also a number of records on the Staffordshire Historic Environment Record relating to the site.

The site is within 15km of the Cannock Chase Special Area of Conservation (SAC) and the northeast section is hydrologically and ecologically linked to the Doxey and Tillington Marshes (Site of Special Scientific Interest) SSSI.

Proposal

This application is for infrastructure works comprising the main primary spine road and secondary loop road, drainage design, acoustic bunds, principal areas of public open space, and associated engineering works, pursuant to planning permission reference 20/32034/FUL.

Whilst the application relates only to infrastructure works, the proposal would provide a framework for the design of the spaces and the relationship of built form to the primary spine road and secondary loop. The proposed infrastructure works would provide for developable parcels of land.

The primary spine road would link Martin Drive in the east, through the separate phases of the Burleyfields development, to the Mallards Walk scheme and Doxey Road in the north. This would accommodate a two-way bus service.

The secondary loop road would spur off the spine road through the southern part of the wider Burleyfields development.

The detailed drainage design is proposed to cater for the surface and foul water drainage for the overall site. The supporting documentation concludes that four attenuation ponds would provide a suitable level of surface water treatment prior to restricted discharge. Foul water would be discharged into the existing foul sewer in Martin Drive to the east of the site.

The three bunds along the western boundary of the site, generally running parallel to the M6, would provide structural landscaped areas to provide acoustic mitigation and form part of the setting of the development as well as offering opportunities for ecological enhancement of the site. The bunds would vary in height at around 6-7m and cover a cumulative area of approximately 3,000sqm.

Principal areas of open space would be located in substantial compliance with the site masterplan approved under 20/32034/FUL (391115 – BMUD – 29D) with areas to the west of the site adjacent to the M6, along the Way for the Millennium running west to east, and to the south of the site providing viewing cones which would lead into two more central areas of open space.

Engineering works include site clearance and alterations to ground levels to accommodate the infrastructure provision.

Officer Assessment – Key Considerations

1. Principle of development

The proposed development comprises infrastructure works to facilitate the residential development of the site following the grant of outline consent in 2017. Consequently, subject to the proposed works being in accordance with the parameters of that approval it is considered that the principle of development is acceptable within this Strategic Development Location which is an allocated site within the Plan for Stafford Borough.

Spatial principle (SP) 2 of The Plan for Stafford Borough sets out a requirement for the delivery of 500 houses per year over the plan period which equates to 10,000 dwellings.

In turn, SP3 seeks to deliver the majority of future development through the sustainable settlement hierarchy. Stafford is at the top of the hierarchy and is required to provide 70% of the annual target, 7,000 houses, under SP4.

To provide the majority of this housing supply, policy Stafford 1 identifies Strategic Development Locations (SDLs) to the north, west, and east of Stafford. In terms of the west of Stafford SDL, this is linked to the delivery of the Stafford Western Access Road (SWAR) from Martin Drive to Doxey Road, which is now open and named Unicorn Way.

Policy Stafford 3 deals with the west of Stafford SDL and seeks to provide a sustainable, well-designed, mixed-use development providing, amongst other things, approximately 2,200 new homes with 30% being affordable housing. The policy further requires that development takes on a 'neighbourhood' approach to the provision of local retail facilities, public open space including a destination park, a primary school, and a community building. Policy Stafford 3 also requires any application for development on the SDL to be consistent with a master plan for which a Masterplan Framework was produced in March 2015 and was subsequently approved by Stafford Borough Council.

This application forms the major portion of the west of Stafford SDL; smaller parts of the SDL are in the process of being developed or are now complete and occupied.

Policies and Guidance: -
National Planning Policy Framework
Paragraphs: 7, 8, 10, 11, 74, 130, 132, 134, 135

The Plan for Stafford Borough
Policies: SP1 Presumption in favour of sustainable development; SP2 Stafford Borough housing and employment requirements; SP3 Stafford Borough sustainable settlement hierarchy; SP4 Stafford Borough housing growth distribution; Stafford 1 Stafford town; Stafford 3 West of Stafford

The Plan for Stafford Borough: Part 2
Policies: SB1 Settlement boundaries

2. Environmental Impact Assessment

Stafford Borough Council provided a scoping opinion with regard to the hybrid application reference 17/27731/FUL in December 2017. Consequently, that application was supported by an appropriate Environmental Statement and the Officer's report stated that the development would have major residual impacts but that the environmental effects were likely to be designed out through the layout and design of the scheme.

Provided that the proposed development is in substantial compliance with the parameters of the hybrid consent (varied under 20/32034/FUL) then it falls within the scope of the Scoping Opinion provided for that application. It is considered that this application relates more to the timing of works as it would enable infrastructure works to be brought forward. Consequently, it is not considered that the proposed development would have any greater impacts than the hybrid consent and the impacts are appropriately covered by the submission of reports supporting this application. It is not considered that the proposed works would result in any material impact on the significance of the overall permission or the effects of the development.

It is not considered that the proposed development is EIA development on the basis that in itself it is not of a scale or magnitude so significant as to constitute EIA development and is a component of the overall scheme previously assessed under the EIA regulations.

Policies and Guidance: -
The Town and Country Planning (Environmental Impact Assessment) Regulations 2017

3. Character and appearance

Paragraphs 130 and 134 of the National Planning Policy Framework stress the importance of development being sympathetic to local character and resisting poor design which fails to take the opportunities available to improve the character and quality of an area and the way in which it functions.

The original hybrid consent, and the latest approval (20/32034/FUL) was considered with regard to the supporting documents which demonstrated how the contextual character of the site's built surroundings and landscape topography had been assessed in order for the development to be designed around walkable neighbourhood principles to provide a clear hierarchy of streets and routes whilst retaining and integrating existing landscape features.

The works to which this application relates would provide a framework for the design of the spaces and the relationship of the built form to the circulation network and surrounding area. However, it should be noted that the finer grain details of open space and the landscaping of the bunds and drainage features would come forward through the relevant reserved matters applications for each phase of development.

It is evident that the layout of the primary spine road and secondary loop road, as well as the siting of the acoustic bunds and principal areas open space, are substantially in accordance with the approved master plan (391115 – BMUD – 29D). On the basis that these elements have been considered in detail under the previous approvals it is considered that they are acceptable. It is proposed that the bunds would have a maximum height of 7m, cover an area measuring approximately 3,000sqm, and have a generally linear form with sides at a 1 in 3 gradient.

Attenuation basins 1-3 would be of irregular form whilst basin 4 (north east), adjacent to the site of the proposed school, would be more formal in its shape. The scheme has been amended during consideration and following discussion with the local flood authority whereby a cumulative storage volume of 17,892m³ would be provided by the attenuation basins.

The Council's Design Advisor acknowledges that tree planting would be secured through detailed phase proposals and is content with the proposed development on this basis. Similarly, some concern is raised that approving a road and drainage layout could constrain the ability to provide better connectivity throughout the strategic development, however the Design Advisor is content to accept the proposed layout on the basis that good design of the phased residential development would not be stifled by this proposal.

With regard to the comments of the Council's Design Advisor it is considered that there is significant confidence that good standards of design could still be achieved. It should be acknowledged that the overall character and appearance of the wider development will be led by the detailed designs put forward under reserved matters applications for each phase of development across the site. However, the general layout of the primary and secondary loop roads, as well as the drainage design, will undoubtedly have an impact on the overall layout. On the basis that the proposed infrastructure development would not preclude development in substantial accordance with the outline approval it is considered that the proposed development is acceptable with regard to the resulting impacts in terms of character and appearance.

Policies and Guidance: -

National Planning Policy Framework
Paragraphs: 126, 130, 132 and 134

The Plan for Stafford Borough
Policies: N1 Design; N8 Landscape character; N9 Historic environment
Supplementary Planning Document (SPD) – Design

4. Residential amenity

It is noted that the Council's Environmental Health Officer (EHO) recommends conditions relating to the construction phase. It is considered appropriate that such conditions are in line with permission 20/32034/FUL.

A number of conditions of permission 20/32034/FUL are considered to be relevant and should be carried over should permission be granted for the proposed works.

Condition 8 requires that development is implemented in accordance with the ground contamination remediation strategy details approved under 19/30733/DCON. It is noted that the Council's EHO has stated that following the submission of laboratory results the ground investigation reports are considered to be satisfactory.

Condition 13 requires that development is implemented in accordance with the Noise Management Plan details approved under 19/30733/DCON. Following a request from the Council's EHO the applicant has provided further information regarding the potential impacts upon Hill Farm from the proposed acoustic bunds. The EHO raises no objection in this regard, stating that the additional information provided with regard to the projected impacts of the acoustic barriers is satisfactory. Furthermore, the noise report submitted in support of this application indicates that the bund would have a role in enabling development which would be acceptable with regard to impacts from external sources of noise.

Condition 16 requires that development is implemented in accordance with the Dust Management Plan details approved under 19/30733/DCON. The Council's EHO has recommended that facilities should be provided for damping down to prevent excessive dust, however it is considered appropriate that the proposed works be managed in the same manner as the wider scheme.

Condition 17 outlines restricted hours for all site works and associated deliveries; it is considered appropriate to carry over this condition should permission be granted.

Condition 20 requires that development is implemented in accordance with the Construction Lighting details approved under 19/30733/DCON. The Council's EHO has recommended that high intensity site lighting used during development be directed away from nearby residences. Notwithstanding this, it is considered appropriate that the proposed works be managed in the same manner as the wider scheme.

By reason that the proposed development constitutes infrastructure works required in order to facilitate the development of an approved scheme it is not considered that the proposal would result in any further amenity implications which have not been taken into consideration in the approval of applications 17/27731/FUL and 20/32034/FUL.

Policies and Guidance: -

National Planning Policy Framework
Paragraphs:130

The Plan for Stafford Borough

Policies: N1 Design
Supplementary Planning Document (SPD) - Design

5. Access and parking

This application includes the provision of the primary spine road and secondary loop road which, in terms of its routing, would be in substantial accordance with the hybrid consent (20/32034/FUL). Construction details of the road have also been provided.

The local Highway Authority raise no objection to the proposal and state that the layout of the infrastructure work is acceptable. Notwithstanding this, the detailed design would require separate approval of Staffordshire County Council and an informative to bring this to the attention of the applicant is therefore considered to be necessary.

On the basis that the overall layout of the infrastructure works, specifically the above ground works, are in substantial accordance with the scheme approved under 20/32034/FUL it is not considered that the proposed development would result in any conflict with the rights of way network which span and surround the application site. The County Rights of Way Officer and the Ramblers' Association advise that any planning permission granted would not construe the right to divert, extinguish, or obstruct any part of the public path network and that users must be able to exercise their public rights safely across the network which forms an invaluable exercise and recreational opportunity for the local population. Both parties highlighted that the rights of way network had not been identified within the application submission and subsequently the applicant has provided a plan to show the rights of way overlaid on a location plan. On the basis that no objection was raised in the absence of such a plan and that the works are in substantial accordance with the hybrid consent it is not considered necessary to seek further comment following this submission.

Condition 14 of 20/32034/FUL requires that development is carried out in accordance with a Construction Environmental Management Plan (CEMP) with regard to highways matters. The applicant has submitted a CEMP under application 19/30733/DCON which is pending consideration. It is considered that the proposed development should be managed under the same measures. Furthermore, it is considered that an additional condition should be attached to any approval to ensure the provision of a wheel wash facility at any site exit to prevent extraneous material from being deposited within the wider West of Stafford SDL site and public highways.

Policies and Guidance:-

National Planning Policy Framework
Paragraphs: 100, 107 and 108

The Plan for Stafford Borough
Policies: T1 Transport; T2 Parking and manoeuvring facilities; Appendix B – Car parking standards

6. Flooding and drainage

The supporting drainage statement concludes that the four proposed attenuation basins would provide a suitable level of surface water treatment prior to restricted discharge from the site to the Doxey Drain and a drainage ditch to the north of the site. Foul water would be discharged into the existing foul sewer in Martin Drive to the east of the site.

Furthermore, the application is supported by an email to the applicant from Severn Trent Water which states that provided a Section 104 application is submitted and a Section 104 Agreement is entered into they would adopt the sewers. With regard to this application Severn Trent Water raise no objection on the basis that foul sewage is to discharge to the public sewerage system.

The closest of the distinct elements of infrastructure to the M6 motorway is the attenuation pond adjacent to the western site boundary to the south of the Way for the Millennium. The application site boundary, at this location, is approximately 13m from the bottom of the embankment (separated by a further parcel of agricultural land) and a further 10m from the carriageway edge. Consequently it is not considered that the proposed development would impact upon the motorway and is not likely to prejudice the improvement of the highway and Highways England have not been consulted on this application.

Following a number of amendments to the detailed drainage design the Lead Local Flood Authority raise no objection to the proposed development, subject to five conditions.

The first condition would require the drainage infrastructure to be implemented in accordance with the Staffordshire SuDS Handbook and the three engineering layout drawings submitted and shall include the following measures:

- Limiting the surface water run-off generated by the 100yr + 40% climate change critical storm so that it will not exceed the following discharge rates at referenced points for the north-west and central catchments and not increase the risk of flooding off-site:
 - North-west corner (into Doxey Brook): 32.6l/s
 - Basin 2: 15l/s
 - Basin 3: 2l/s
 - Basin 4 (in order that the maximum discharge rate from the north-west site outfall of 62l/s can be obtained in combination with the discharge from Phase 1): 30.2l/s
- Provision of a minimum of the following volumes attenuation flood storage on the site to a 1 in 100yr + 40% climate change standard with 300mm freeboard:
 - Basin 1: 3043m³
 - Basin 2: 5969m³
 - Basin 3: 4040m³
 - Basin 4: 4786m³
 - Storage Tank 1: 54m³

The second condition would require the applicant to ensure that satisfactory arrangements for the control of surface water are in place as part of any temporary works associated with the permanent development, to ensure that flood risk is not increased, and water

quality is not reduced from pre-development conditions prior to the completion of the approved drainage strategy.

In order to protect water quality, the third condition would require that prior to works being carried out the applicant provides supporting information to demonstrate that sufficient water quality measures have been incorporated into the design. This should be in accordance with the CIRIA SuDS Manual Simple Index Approach and SuDS treatment design criteria and should demonstrate how the attenuation features and northern conveyance ditch can be enhanced to provide betterment on existing water quality.

The fourth recommended condition would restrict future development relating to phase 3. However, it is not considered that such a condition would be appropriate, and it is considered that such information should be submitted in support of any application seeking approval of reserved matters relating to phase 3.

The final recommended condition seeks confirmation of management and maintenance of the surface water drainage infrastructure and drainage ditches prior to first occupation. On the basis that this application does not seek consent for any development which would be occupied it is considered that such details should be submitted for approval within six months of the commencement of development.

Policies and Guidance:-

National Planning Policy Framework

Paragraphs: 8, 120, 153, 154, 159, 161, 163, 164, 167, 168

The Plan for Stafford Borough

Policies: N2 Climate change; N4 The natural environment and green infrastructure

7. Other

The site is within 15km of the Cannock Chase Special Area of Conservation. However, the proposed development comprises infrastructure works to facilitate development permitted under 20/32034/FUL (original permission 17/27731/FUL) and would not cause any adverse effects beyond the effects caused by that development. This application effectively impacts on the timing of delivery of site-wide infrastructure works rather than constituting any additional development and does not involve the erection of any dwellinghouses. Consequently, any effects would be mitigated via conditions attached to permission 20/32034/FUL. It has been determined under application 17/27731/FUL that the proposed development would not result in adverse effects on the integrity of any European designated site provided that appropriate mitigation measures were secured. It is not considered that the Council are required to undertake an Appropriate Assessment under the provisions of the Conservation of Habitats and Species Regulations 2017 (as amended). Natural England have acknowledged that the proposed development would not have any likely significant effects on the Cannock Chase SAC.

Given that the site is hydrologically and ecologically linked to the Doxey and Tillington Marshes SSSI the applicant proposes that the attenuation ponds would be constructed at the earliest stage of each phase to prevent siltation and contamination of watercourses. Natural England raise no objection in this regard and advise that the proposed

development would not damage or destroy the interest features for which the site has been notified. Further to this, conditions 40 and 42 of permission 20/32034/FUL require that development is implemented in accordance with the Construction Environmental Management Plan (CEMP) and surface water drainage scheme which relate to the protection of the Doxey and Tillington Marshes SSSI and which were approved under 19/30733/DCON. It is considered appropriate that these conditions be carried over should this application be approved on the basis that the potential impacts would be managed in the same manner across the development as a whole.

In support of the application the applicant has provided an ecological appraisal based on various site surveys undertaken between 2008 and 2021. Within the appraisal there is reference to the principle within the ecological chapter of the Environmental Statement submitted in support of the original application and it is stated that for each phase of development a Landscape Environmental Management Plan (LEMP) is prepared to satisfy condition 41. Furthermore, the appraisal demonstrates that the habitats on site remain broadly similar to those identified in 2017 in support of the initial hybrid application and that there has been no significant material change to the type, distribution, quality or management of the habitats on site.

The application site is in the 'red' impact risk zone for Great Crested Newts, and area where an applicant must demonstrate that their protection has been considered within the application documents and either enter the district licencing scheme or undertake their own assessment and follow the established Natural England licencing route. The applicant has indicated that they will be seeking a licence from Natural England, an approach which is considered to be the most appropriate given that development has commenced on phase one of the hybrid scheme and that mitigation measures relating to an earlier licence are already in place. The Council's Biodiversity Officer raises no objection to the proposed development subject to conditions to ensure that it is carried out in accordance with the CEMP, LEMP and overarching landscape management and maintenance plan secured by conditions 40, 41, and 31 respectively of hybrid consent, 20/32034/FUL. Whilst it is considered appropriate to carry over conditions 40 and 41 of that consent it is not considered necessary to subject any approval to an overarching landscape management and maintenance plan as this would be better controlled through the consecutively phased reserved matters applications.

Conditions 32, 33, and 34 of permission 20/32034/FUL require that development is carried out in accordance with a tree protection plan, arboricultural method statement, and schedule of tree pruning and removals respectively. These conditions have been discharged with regard only to phase 1. Notwithstanding this, the Council's Tree Officer raises no objection subject to conditions. It is recommended that any approval be subject to conditions to secure the following: compliance with the arboricultural method statement and tree protection plan; that there is no tree pruning or removal unless otherwise agreed; and that any trees lost within five years are replaced with an appropriately sized specimen. However, it is considered that the protection of nesting birds is more effectively controlled under separate legislation and that no condition to this effect should be attached to any approval.

The hybrid consent, reference 20/32034/FUL is subject to a condition (27) which covers the whole site and requires the submission of a Historic Environment Management Plan (HEMP) prior to the commencement of any phase of development. In consideration of

application 17/27731/FUL (the original permission) the Officer's report stated that the County Archaeologist was generally supportive of the conclusions of the supporting information and whilst the impacts upon a number of heritage assets are acknowledged it was considered that they could be mitigated through the HEMP to be secured by condition. It is considered that the proposed development should be controlled in the same manner and, consequently, the condition should effectively be carried over.

Policies and Guidance:-

National Planning Policy Framework

Paragraphs: 8, 120, 153, 154, 174, 179, 180, 181 and 182

The Plan for Stafford Borough

Policies: N2 Climate change; N4 The natural environment and green infrastructure; N5 Sites of European, national and local nature conservation importance; N6 Cannock Chase special area of conservation

8. Conclusion

The proposed development comprises infrastructure works required to facilitate the development of the wider strategic development site following the grant of outline consent in 2017. It is evident that the proposed works are in substantial accordance with the parameters of that approval.

The orientation and parameters of the primary spine road and secondary road are as anticipated when considering the outline scheme.

A detailed drainage design has been prepared for the whole site to cater for surface and foul water drainage and subject to conditions the scheme is considered to be appropriate for the anticipated future development. The broad parameters of the attenuation ponds would be set, however their finished appearance and integration into the wider landscape would be controlled under future reserved matters applications relating to each development phase.

Three acoustic bunds would be provided along the western boundary of the site, generally running parallel to the M6. The bunds would form structural landscaped areas to provide acoustic mitigation and form part of the setting of the development as well as offering opportunities for ecological enhancement of the site. In a manner similar to the attenuation ponds, whilst the size and location would be set, their integration into the wider detailed scheme would be controlled under later reserved matters applications.

The proposed infrastructure would enable the detailed development to come forward more quickly and it is not considered that design quality of future phases would be constrained by these works.

The application should be approved, subject to conditions. Whilst it is recommended that a number of conditions are effectively carried over from permission 20/32034/FUL it must be noted that any approval would be a standalone permission and, consequently, details submitted under an earlier application for the discharge of conditions of that permission

cannot be relied upon; these conditions must, therefore, secure the submission of appropriate details.

Consultations

Design Advisor:

(Comments dated February 2022):

It is acknowledged that street trees in verges on the primary and secondary routes would be addressed in the detailed phase proposals. I'd be content if the applicant is prepared to commit to providing these trees as long as we are comfortable that we could rely on that commitment later in the planning process.

- Fixing the road/drainage layout could constrain the ability to widen (and better connect) the open 'cone' area. If adequate assurance is provided that this could be achieved without affecting the current road/drainage layout I would be content to accept this.
- Even if not required, bunds could be a desirable feature in respect to the visual filtering and acoustic betterment relating to the M6. This could be a more informally designed landscape feature.
- There should be scope to alter the shape of the attenuation pond, but the applicant drainage consultant would need to determine this. It would be better for the overall character and quality of the scheme's open spaces if the SUDs ponds were more informally designed landscape features rather than being overtly engineered in appearance.

(Comments dated December 2021):

Objection.

Whilst the application is broadly accordant with the approved parameters for these elements of the proposed development there is reticence to unreservedly support them as the background design layout plans upon which the proposed primary and secondary roads and the principal areas of open space are superimposed are essentially unchanged from those submitted previously for pre-application advice. Therefore, the scheme essentially retains the design qualities and characteristics that were identified as being problematic in respect to it delivering a quality and character of design which would be supported.

- It is considered that approving these key elements of infrastructure would be unlikely to completely prejudice the future ability to adjust and/or modify many of the finer grained aspects of the design layout which were identified during pre-application discussion as necessary to achieving a supportable design quality. However, there are some specific design aspects of the layout which would be very difficult to change/improve once the design of these key elements of infrastructure is finalised and accepted and this may therefore mitigate against being able to adjust the future detailed layout design to move it closer to delivering the quality of design that has consistently been a required element of the scheme.
- In this respect, the following points are provided as a summary from the pre-application comments:
 - The design of the primary and secondary routes do not appear to have been modified from the approach of the earlier phase of development regarding them facilitating the provision of street tree planting within public space to either one, or both (as advised) sides of the of the carriageway. Although broadly accordant with the previously approved documents, this aspect of the design

was very reluctantly acquiesced to for the earlier phase as a consequence of wider 'planning balance' considerations, but key to that acceptance was an understanding/agreement with the applicant that the future phases would provide street tree planting as advised and set out in the Council's Design SPD, which is now strongly supported by national design guidance.

- The sense of openness that should be provided by the viewing cone areas were (and are) expected to extend into the site (beyond the secondary route) to substantively link with further areas of principal open space within the development. This appears to have been significantly eroded and the functionality and attractiveness of the viewing cone areas and wider layout is diminished.
- The acoustic bunding to the western edge of the site appears as a far more regularised and engineered solution than the more informal landscape feature which was expected and which would make a tangibly better contribution to the character and setting of the development.
- The balancing pond proposed appears as an overly engineered form. I would recommend the involvement of the Council's Biodiversity and Leisure Officers to explore how this feature could be modified to provide a more appropriate and informal design feature which makes a more positive contribution to the wider functionality and character of the scheme's green and blue infrastructure.

Environment Agency:

No objection.

Severn Trent Water:

(Comments dated 25 April 2022):

No objection.

- Foul sewage is to discharge to the public foul sewerage system.
- As surface water is not to discharge to our public sewerage system the application should be referred to the lead local flood authority.
- The use or reuse of direct or indirect connections into the public sewerage system would require the approval of Severn Trent Water.

(Comments dated 11 March 2022):

No objection.

- As surface water is not to discharge into the public sewerage system there is no comment.

(Comments dated 16 November 2021):

No objection.

- The proposal is acceptable and there is no requirement for any conditions.

Lead Local Flood Authority:

(Comments dated 5 July 2022):

No objection, subject to conditions to secure the following:

- Limited surface water run-off;
- Provision of a minimum attenuation flood storage.
- Provision of temporary surface water control prior to completion of the approved drainage strategy.
- Provision of additional details to demonstrate that sufficient water quality measures are incorporated into the design in accordance with the CIRIA SuDS Manual Simple

Index approach and SuDS treatment design criteria and which demonstrate how the attenuation features and northern conveyance ditch could be enhanced to provide betterment on existing water quality.

- Residential phase 3 shall not be commenced unless and until additional details are incorporated into the drainage scheme.
- Prior to first occupation additional details regarding management and maintenance to be incorporated into the drainage scheme.

(Comments dated 27 June 2022):

Objection.

- Insufficient information has been provided to demonstrate that an acceptable drainage strategy is proposed.
 1. Any flooding above 10m³ is significant and volumes greater than this should be designed out.
 2. Any out of network flooding 1-10m³ would require a detailed exceedance plan to include flow rates, where dropped kerbs will be located, and detailed levels of both water and the ground. Where the exceedance route is back into the network it should be demonstrated that the network would have capacity during a flood even to cope with the additional water.

(Comments dated 22 June 2022):

Objection.

- Insufficient information has been provided to demonstrate that an acceptable drainage strategy is proposed.
 1. There are multiple areas of significant flooding in the central and northern catchments. Earlier comments are maintained on the matter of the areas of significant flooding in the network.
 2. The applicant states that flooded areas are unavoidable but this is only the case if there are no amendments to the layout which are possible and necessary in order to reduce the risk of flooding to future residents on this site and to comply with the approved flood risk assessment.

(Comments dated 1 June 2022):

Objection.

- Insufficient information has been provided to demonstrate that an acceptable drainage strategy is proposed.
 1. The capacity of the culvert should be confirmed.
 2. The flood risk assessment supporting 17/27731/FUL states that the system be designed to accommodate the 1 in 100 year storm + allowance for climate change and the existing model shows significant flooding in this event.
 3. The impermeable areas in the Microdrainage and on plan don't match up (9.315ha and 5.49ha).
- A full review of the strategy will need to be conducted once the basic principles are acceptable.

(Comments dated 27 April 2022):

Objection.

- Insufficient information has been provided to demonstrate that an acceptable drainage strategy is proposed.
 1. The condition and capacity of the culvert and proposed repairs should be confirmed.

2. Whilst detailed strategies will be submitted as each phase comes forward, if the site wide drainage infrastructure is to be permitted as a result of this planning application a lot of the drainage detail should be provided up front. Any drainage strategy should be compliant with the requirements of Appendix A of the Staffordshire SuDS handbook.
3. Condition 25 of the outline consent states that any drainage strategy should be designed in line with national and local drainage standards. The strategy should be revised so that there is no surcharging of the network in the 2 year flood event and that the network contains the 30 year flood event.
4. The impermeable areas in the Micro Drainage should be reviewed compared to what is presented on plan. The drainage plan states 5.49ha of impermeable area (including urban creep) for network 2 whereas Micro Drainage has the figure as 9.315ha. It is unclear which is correct and if the Micro Drainage contains urban creep.
5. There are large differences between the proposed storage pond volumes and what was originally agreed at outline stage. The difference in values should be justified so that it is clear that the new volumes are sufficient to cater for the water from the development parcels that they serve.

(Comments dated 2 March 2022):

Objection.

- Insufficient information has been provided to demonstrate an acceptable drainage strategy; the following issues remain outstanding:
 1. Clarification of how this application relates to tables 3 and 5 of the original flood risk assessment in terms of discharge rates and storage volumes. This should include how the allowance has been used as part of phase 1 and the remaining allowances for phases 2-5, including the allowance allocated to any remaining phases.
 2. Discharge rates are changed from the outline 2017 application approved rates. The northern catchment was approved at 32.6l/s but this strategy proposed 34.5l/s. The central catchment was approved at 36.1l/s but this application states 36.6l/s.
 3. Calculations should be provided to match the approved flood risk assessment in terms of discharge rates and storage volumes.
 4. It is unclear whether the calculated impermeable area figures supplied on plan 120 includes urban creep of 10%.
 5. It is unclear how the Micro Drainage networks 1 and 2 relate to the drainage strategy and provided impermeable area phase plans. A drainage strategy plan should be provided which clearly delineates networks 1 and 2.
- Details should be provided for the replacement offsite culvert to connect the northeast catchment to the IDB network as per condition 25 of permission 17/27731/FUL.
- In the absence of a s104 agreement from Severn Trent Water an agreement in principle should be provided to indicate that they would be adopting the drainage infrastructure.

(Comments dated 9 November 2021):

Objection.

- A detailed drainage design is required.
- There is insufficient information to demonstrate an acceptable drainage strategy; the following information is required:

1. Phasing plan for phases 2-5.
2. A plan showing any existing drainage pathways on the site (including surface water flow paths, ditches, depressions and watercourses and historic drainage features such as drains, leats, water meadows, culverts etc.) and information as to how these are to be incorporated / managed within the wider SuDS scheme. This is especially related to the drain adjacent to basin 3 and the drain into which basin 4 discharges.
3. An explanation of how water quality and treatment will be managed during the construction phase.
4. Evidence from Severn Trent water that they are happy to adopt the drainage and SuDS infrastructure as proposed in the drainage statement.
5. The maintenance strategy provided is only provisional and does not have any responsible party details alongside each activity. As this application is for the SuDS drainage elements of the site, it is considered necessary that this is finalised at this stage.
6. Long sections and cross sections for the proposed SuDS systems
7. Drawings showing location, dimensions and levels of emergency overflows provided for piped and storage features.
8. Loading calculations for drainage system components.
9. Clarification of how this application relates to Table 3 and Table 5 in the original FRA in terms of discharge rates and storage volumes. This should include how the allowance has been used as part of Phase 1 and the remaining allowances for Phases 2-5, including the allowance allocated to any remaining phases. This should be supported by impermeable area calculations and plans. It is also noted that discharge rates are changed from the outline 2017 application approved rates. The northern catchment was approved at 32.6l/s but this strategy proposes 34.5l/s. The central catchment was approved at 36.1l/s but this application states 36.6l/s.
10. Provide micro drainage calculations that match the drainage strategy submitted in terms of discharge rates and storage volumes.

Sow and Penk Internal Drainage Board:

No comment. The site is located slightly outside of the Board's district.

Historic England:

No objection.

- The proposed infrastructure layout appears to be consistent with the outline indicative site plan.
- The designed provision of visual permeability, particularly as regards views south towards Stafford Castle remains a priority for historic England, and we urge your authority to maintain a focus on this provision as detailing of the scheme progresses (paragraph 195 of the NPPF).
- There is no objection on heritage grounds.
- The authority should bear in mind the statutory duty to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess; to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas; and to determine planning applications in accordance with the development plan unless material considerations indicate otherwise.

Conservation Officer:

(Comments dated 29 April 2022):

No objection.

The amendments to bunds, ponds, and drainage would have little to no impact over and above the previous rendition to views and visual permeability from Stafford Castle.

(Comments dated 9 February 2022):

No objection.

- The infrastructure layout appears to be consistent with the approved outline indicative site plan. The designed provision of visual permeability – in particular as regards to views south towards Stafford Castle – remains a priority and it is imperative to maintain a focus on this provision as detailing of the scheme progresses.

Highway Authority:

No objection.

- The layout of the infrastructure work is acceptable, however the detailed design remains subject to a section 38 as part of the section 7 agreement.

Natural England:

(Comments dated 28 April 2022):

No further comment.

(Comments dated 16 November 2021):

No objection.

- Based on the information submitted the proposed development would not have significant adverse impacts on designated sites.
- There are no likely significant effects on the Cannock Chase SAC.
- The proposal would not result in damage to, or destroy, the interest features for which the Cannock Chase SSSI or Doxey and Tillington Marshes SSSI have been notified.

Biodiversity Officer:

(Comments dated 29 March 2022):

No objection.

- The infrastructure development should be carried out in accordance with the CEMP (condition 40) and overarching landscape management and maintenance plan (condition 31).

(Comments dated 28 March 2022):

No objection.

- EDP have supplied an ecological appraisal based upon various site surveys undertaken between 2008 and 2021.
- Reference is made to the principles within the ecology chapter of the Environmental Statement which covers the various protected species issues on site. Recommendations for protected species should be carried out as stated and carried out in accordance with the proposals established in the CEMP and LEMP.
- EDP state that for each development phase a LEMP is being prepared to satisfy condition 41 (of 20/32034/FUL). Additionally, protected species licences are being obtained for each development phase where required. Therefore, for each phase of the development:
 1. Construction measures must be carried out in accordance with the CEMP.
 2. Habitat creation/mitigation will be in accordance with the landscape masterplan. Details of this and other protection measures shall be included within the LEMP.

(Comments dated 4 November 2021):

No objection.

- EDP have supplied an ecology position note for reserved matters. Ecological surveys have been updated where necessary and should be used to inform works as referenced in previous application 20/32034/FUL.
- The design statement references precedent studies for attenuation ponds and bunds. It is important to ensure that these features are designed to incorporate ecological functionality.

Tree Officer:

(Comments dated 21 March 2022):

No objection.

- On the basis of the arboricultural method statement there is no objection, subject to a condition to ensure that the measures set out in the Tree Protection Plans and Arboricultural Method Statement are implemented and maintained throughout the development.

(Comments dated 21 February 2022):

No objection.

- Conditions to secure the following are recommended:
 1. Compliance with the arboricultural method statement and tree protection plans.
 2. Restriction of works in the bird nesting season.
 3. No trees to be removed or pruned prior to any works being approved.
 4. Retention and replacement of trees, plants, and shrubs for five years.

Country Rights of Way Officer:

- There are a number of public rights of way within/adjacent to the main site boundary, including:
 1. Footpath 2 Doxey parish.
 2. Footpath 57 Stafford.
 3. Footpath 61 Stafford.
 4. Footpath 62 Stafford
 5. Bridleway 39 Stafford.
- The applicant needs to undertake their own search of the Definitive Map to identify the rights of way and any others which may be impacted by the proposals. A plan should be submitted showing and identifying all of these rights of way, along with the site proposals.
- The applicant should be reminded that planning permission would not construe the right to divert, extinguish, or obstruct any part of the public path network and users must be able to exercise their public rights safely.

Ramblers Association:

- The footpath network forms an invaluable exercise and recreational opportunity for the local population.
- The rights of way are not indicated on any plans and it is essential that they remain accessible to the public and free of obstruction at all times.

Environmental Health Officer:

(Comments dated 22 April 2022):

No objection.

(Comments dated 14 March 2022):

No objection.

- The information provided with regard to ground investigations (request for laboratory results) is satisfactory.

(Comments dated 18 February 2022):

The additional information relating to projected impacts of the noise barrier is satisfactory. No objection is raised in this regard.

(Comments dated 19 November 2021):

Objection.

- The applicant should respond to the neighbour's concerns so that the Environmental Health section has comment on that response.
- Laboratory results are awaited for comment.
- General conditions are recommended:
 1. Adequate access for collection of domestic waste.
 2. Restriction of hours of works.
 3. Inaudible equipment only to be left running outside of the allowed hours.
 4. Removal and proper disposal of all demolition materials.
 5. Provision and use of damping down facilities to prevent excessive dust.
 6. High intensity lighting to be directed away from nearby residences.

(Comments dated 25 October 2021):

Objection.

- The noise investigation report is satisfactory.
- The contaminated land report is incomplete and awaiting laboratory results.

Leisure Officer:

- No information has been submitted regarding the exact nature of the open space or play areas, nor the type of equipment which would be situated there. Consequently, no comment can be provided on the suitability of the open space, play area, or equipment.
- It appears that the links to and within the public open space is limited and that whilst a circular route around the edge of the site is welcomed, green connections/corridors through the site would also be welcomed.
- The emphasis on the design of the site has been on ensuring permeability throughout and within the site. There is concern that there appears to be large areas of housing which would have limited/no easy access to the open space and only able to access it along a road.

Doxey Parish Council:

No representation received.

Hyde Lea Parish Council:

No representation received.

Neighbours:

(272 consulted): One representation received neither in objection nor support, raising the following points:

- Concern that the acoustic bunds would bounce noise back to properties sited between the motorway and the bunds.

Site notice expiry date: 3 December 2021

Newsletter advert expiry date: 10 November 2021

Relevant Planning History

17/27731/FUL – Phased hybrid planning application for residential-led, mixed use development comprising: Outline for the development of up to 1500 dwellings; new accesses; neighbourhood centre comprising retail, community building and primary care; two form entry primary school; pumping stations; substations; surface water attenuation ponds; noise attenuation bund; associated infrastructure; open space; landscaping and earthworks. Including full details for the development of Phase 1 of 442 dwellings; new access from Martin Drive; internal roads; garages; driveways; parking spaces; pathways; pumping station; flood attenuation ponds; open space; associated infrastructure, landscaping and earthworks – Approved 22 May 2019

20/32034/FUL – Variation of condition 49 on planning permission 17/27731/FUL (plans) for a replan and substitution of house types on plots 108 to 117 – Approved 5 March 2021

21/34683/FUL – Variation of conditions 49 (plans) and 50 (levels) of permission 20/32034/FUL (plots 1-442) – Pending consideration

21/35225/REM – Reserved Matters - Approval of layout, scale, appearance and landscape for the residential parcels within Phase 2B only, for up to 110 units pursuant to the S73 Application planning permission 20/32034/FUL – Pending consideration

21/35230/REM - Reserved matters application for the approval of layout, scale, appearance, and landscape for the residential parcels within phase 2A only for up to 122 units pursuant to the s73 application planning permission reference 20/32034/FUL – Approved 15 July 2022

Recommendation

Approve, subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
2. This permission relates to the originally submitted details and specification and to the following drawings, except where indicated otherwise by a condition attached to this consent, in which case the condition shall take precedence:-

BUR2-LCP-01 A Location Plan

BUR2-PROW-01 PROW Plan

AAC5492_RPS_xx_xx_DR_C-2-TR1-01_P02 Refuse Vehicle Tracking Sheet 1

AAC5492_RPS_xx_xx_DR_C-2-TR1-02_P02 Refuse Vehicle Tracking Sheet 2

AAC5492_RPS_xx_xx_DR_C-2-TR1-03_P02 Refuse Vehicle Tracking Sheet 3

AAC5492_RPS_xx_xx_DR_C_118-01_P01 Offsite Culvert Works

AAC5492_RPS_xx_xx_DR_C_2-100-01_P09 Engineering Layout Sheet 1

AAC5492_RPS_xx_xx_DR_C_2-100-02_P07 Engineering Layout Sheet 2

AAC5492_RPS_xx_xx_DR_C_2-100-03_P08 Engineering Layout Sheet 3

AAC5492_RPS_xx_xx_DR_C_2-100-05_P04 Engineering Layout Sheet 4

AAC5492_RPS_xx_xx_DR_C_2-101-01_P02 Longitudinal Sections Sheet 1
 AAC5492_RPS_xx_xx_DR_C_2-101-02_P03 Longitudinal Sections Sheet 2
 AAC5492_RPS_xx_xx_DR_C_2-101-03_P02 Longitudinal Sections Sheet 3
 AAC5492_RPS_xx_xx_DR_C_2-101-04_P01 Longitudinal Sections Sheet 4
 AAC5492_RPS_xx_xx_DR_C_2-101-05_P02 Longitudinal Sections Sheet 5
 AAC5492_RPS_xx_xx_DR_C_2-101-06_P02 Longitudinal Sections Sheet 6
 AAC5492_RPS_xx_xx_DR_C_2-101-07_P03 Longitudinal Sections Sheet 7
 AAC5492_RPS_xx_xx_DR_C_2-101-08_P02 Longitudinal Sections Sheet 8
 AAC5492_RPS_xx_xx_DR_C_2-101-09_P02 Longitudinal Sections Sheet 9
 AAC5492_RPS_xx_xx_DR_C_2-101-10_P01 Longitudinal Sections Sheet 10
 AAC5492_RPS_xx_xx_DR_C_2_103-01_P03 Manhole Schedules Sheet 1
 AAC5492_RPS_xx_xx_DR_C_2-103-02_P01 Manhole Schedules Sheet 2
 AAC5492_RPS_xx_xx_DR_C_2_103-03_P03 Manhole Schedules Sheet 3
 AAC5492_RPS_xx_xx_DR_C_2-104-01_P01 Road Construction Details - Spine Road and Secondary Loop
 AAC5492_RPS_XX_XX_DR_C_2-110-01_P03 Bund Sections - Sheet 1
 AAC5492_RPS_XX_XX_DR_C_2-110-02_P03 Bund Sections - Sheet 2
 AAC5492_RPS_xx_xx_DR_C_2-111-01_P03 Flood Route Plan Sheet 1
 AAC5492_RPS_xx_xx_DR_C_2-111-02_P02 Flood Route Plan Sheet 2
 AAC5492_RPS_xx_xx_DR_C_2-111-03_P02 Flood Route Plan Sheet 3
 AAC5492_RPS_xx_xx_DR_C_2-111-04_P02 Flood Route Plan Sheet 4
 AAC5492_RPS_xx_xx_DR_C_2-112-01_P02 Flow Control Chamber Details S34
 AAC5492_RPS_xx_xx_DR_C_2-112-02_P02 Flow Control Chamber Details S66
 AAC5492_RPS_xx_xx_DR_C_2-112-03_P02 Flow Control Chamber Details S244
 AAC5492_RPS_xx_xx_DR_C_2-112-04_P02 Flow Control Chamber Details S256
 AAC5492_RPS_xx_xx_DR_C_2-117-01_P02 Pond Sections
 AAC5492_RPS_xx_xx_DR_C_2-120_P05 Phases 2-5 Overall Drainage Strategy Plan
 AAC5492_RPS_xx_xx_DR_C_2-802-01_P02 Section 38 Layout - Spine Road Secondary Loop
 AAC5492_RPS_xx_xx_DR_C_TR2-01_P01 Bus Tracking - Spine Road amp Secondary Loop

3. Other than pre-development ecological mitigation works, no development shall take place unless and until temporary arrangements for the control of surface water are in place as part of any temporary works associated with the permanent development in accordance with details to first be submitted to and approved in writing by the Local Planning Authority.
4. Other than pre-development ecological mitigation works, no development shall take place unless and until a scheme to ensure that sufficient water quality measures have been incorporated into the drainage design has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be in accordance with the CIRIA SuDS Manual Simple Index Approach and SuDS treatment design criteria, and shall demonstrate how the attenuation features and northern conveyance ditch will be enhanced to provide betterment on existing water quality. The development shall thereafter be carried out in accordance with the approved scheme.

5. Other than pre-development ecological mitigation works, no development shall take place unless and until a detailed Landscape and Ecological Management Plan (LEMP) has been submitted to, and approved in writing by, the local planning authority. The LEMP shall include the following:
- a) Description and evaluation of features to be managed.
 - c) Ecological trends and constraints on site that might influence management.
 - d) Aims and objectives of management.
 - e) Appropriate management options for achieving aims and objectives.
 - f) Prescriptions for management actions.
 - g) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
 - h) Details of the body or organisation responsible for implementation of the plan.
 - i) Ongoing monitoring and remedial measures.
- The approved detailed LEMP shall thereafter be implemented in accordance with the approved measures unless alternative details are otherwise first approved in writing by the local planning authority.
6. Other than pre-development ecological mitigation works, no development shall take place unless and until a Construction Management Plan (CMP) has been submitted to, and approved in writing by, the Local Planning Authority. The CMP shall include, but not be confined to, the following measures:
- Details relating to construction access; routing of HGV's; the location of the contractors compounds, cabins, material storage areas, visitors and contractors parking; site waste management plan; sales office and a scheme for the management and suppression of mud from construction activities including the provision of vehicle wheel wash facilities.
- Details of escalation and communication procedures (e.g. site meetings, toolbox talks) between agents, office/site office staff and sub-contracting staff regarding details of condition discharge and condition restrictions within any planning approval on the site.
- The approved CMP measures shall thereafter be carried out and maintained throughout the construction period.
7. Other than pre-development ecological mitigation works, no development shall take place unless and until a Historic Environment Management Plan (HEMP) has been submitted to, and approved in writing by, the Local Planning Authority. The HEMP shall provide details of the programme of archaeological works to be carried out across the site, including paleoenvironmental/geoarchaeological sampling, post-excavation reporting, site interpretation and appropriate publication. The HEMP shall thereafter be implemented in accordance with the approved details.
8. Other than pre-development ecological mitigation works, no development shall take place unless and until a Construction Environmental Management Plan, including appropriate mitigation measures, to protect the Doxey and Tillington Marshes Site of Special Scientific Interest against incidents of pollution, spill and sediment run-off during the construction of the development has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved measures.

9. Other than pre-development ecological mitigation works, no development shall take place unless and until a site specific Noise Management Plan (NMP) has been submitted to and approved in writing by the Local Planning Authority. The NMP shall demonstrate the adoption and use of the best practicable means to reduce the effects of noise and vibration during the construction phase of development. The NMP shall include, but not be confined to:
 Procedures for maintaining good public relations including complaint management, public consultation and liaison; arrangements for liaison with the Council's Pollution Control Team; details and specification of specific plant and machinery to be used on site, along with measures to be taken to reduce the impact of such plant and equipment on nearby residential occupiers; mitigation measures as defined in BS 5528: Parts 1 and 2 : 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works; procedures for emergency deviation of the agreed working hours and boundary treatment.
 The approved NMP measures shall thereafter be carried out and maintained throughout the construction period of all phases of development.
10. Other than pre-development ecological mitigation works, no development shall take place unless and until a Surface Water Drainage Scheme to protect the Doxey and Tillington Marshes Site of Special Scientific Interest has been submitted to and approved in writing by the Local Planning. The Surface Water Drainage Scheme shall including the provision of Sustainable Urban Drainage Systems (SUDS) and measures to provide adequate treatment and control of surface water discharge. The development shall thereafter be implemented in accordance with the approved measures.
11. Other than pre-development ecological mitigation works, no development shall take place unless and until a remediation strategy which includes the following components to deal with the risks associated with contamination of the site has been submitted to, and approved in writing by, the local planning authority:
1. A preliminary risk assessment which has identified:-
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

12. Other than pre-development ecological mitigation works, no development shall take place unless and until a Dust Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved dust mitigation measures shall thereafter be carried out and maintained throughout the construction phase.
13. Other than pre-development ecological mitigation works, no development shall take place unless and until details of site lighting required for safe working practices and or security purposes have been submitted to, and approved in writing by, the Local Planning Authority. Such details shall include the location, intensity and angle of illumination, times of operation and operation arrangement by sensor or manual switching. The approved site lighting measures shall thereafter be carried out and maintained throughout the construction phase.
14. Within six months of the commencement of development a scheme to include the following details shall be submitted to, and approved in writing by, the Local Planning Authority and the development shall thereafter be implemented and subsequently managed in accordance with the approved scheme:
- Management and maintenance plan for surface water drainage infrastructure and all drainage ditches to ensure continued performance of the system for the lifetime of the development. Details of the maintenance arrangements shall include a schedule of activities with frequencies, together with the name and contact details of the organisation(s) responsible for ongoing maintenance.
 - Name and contact details of the organisation(s) responsible for the temporary (construction phase) maintenance strategy.
15. The development hereby permitted shall be carried out in accordance with the Staffordshire SuDS Handbook, the following approved drainage strategy drawings, and shall include the following measures:
- Drawings:
- AAC5492_RPS_xx_xx_DR_C_2-100-01_P09 (Engineering Layout Sheet 1)
 - AAC5492_RPS_xx_xx_DR_C_2-100-02_P07 (Engineering Layout Sheet 2)
 - AAC5492_RPS_xx_xx_DR_C_2-100-03_P08 (Engineering Layout Sheet)
- Measures:
- Surface water run-off generated by the 100yr + 40% climate change critical storm shall be limited so that it will not exceed the following discharge rates at referenced points for the northwest and central catchments:
 - a) Northwest corner (into Doxey Brook): 32.6l/s
 - b) Basin 2: 15l/s
 - c) Basin 3: 2l/s
 - d) Basin 4: 30.2l/s
 - Attenuation flood storage to a 1 in 100yr + 40% climate change standard with 300mm freeboard shall be provided to the following volumes as a minimum:
 - a) Basin 1: 3043m³
 - b) Basin 2: 5969m³
 - c) Basin 3: 4040m³
 - d) Basin 4: 4786m³
 - e) Storage Tank 1: 54m³

16. The development shall be carried out in accordance with the Arboricultural Method Statement (reference edp0413_r039, dated July 2021).
17. No trees, large shrubs or hedgerows shall be uprooted, felled, lopped, topped, or cut back in any way until a scheme has been approved that specifically allows such works. The works shall thereafter take place in accordance with the agreed scheme unless the local planning authority gives written consent to any variation.
18. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.
 - a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard BS 3998:2010 Tree Work.
 - b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.
 - c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.
19. Site works, including associated deliveries, shall be undertaken only between the hours of 8:00 am to 18:00 pm Monday to Friday, 8:00 am to 14:00 pm on Saturdays, and not at all on Sundays, Bank and other public holidays. Any equipment which must be left running outside of the approved working hours shall be inaudible at the boundary of occupied residential properties.
20. Notwithstanding the requirements of the Construction Management Plan pursuant to condition 6 of this permission, a wheel wash facility shall be provided at all site exits for use on all construction site vehicles prior to leaving the site to prevent extraneous material from being deposited within the wider West of Stafford Strategic Development Location site and public highways. The wheel wash facility shall comprise of at least a permanent manned jet wash during construction hours in addition to a road sweeper which shall be provided throughout the construction phase of the development.
21. Other than pre-development ecological mitigation works no development shall take place unless and until details of a scheme for the stock piling of excavated material across the site and including associated haul roads has been submitted to, and approved in writing by, the Local Planning Authority. The scheme for the stock piling of excavated material shall also include any necessary mitigation measures

in relation to: dust suppression to surrounding residential properties and the M6 Motorway; water/material runoff to the M6 Motorway; and the safeguarding of water quality to the Doxey Marshes SSSI.

The development shall thereafter be implemented in accordance with the approved scheme.

22. Notwithstanding any details approved pursuant to condition 9 of this permission and before any development takes place other than pre-development ecological mitigation works, details of the method of any piling / drilling works together with a timetable for the carryout of such works shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

The reasons for the Council's decision to approve the development subject to the above conditions are:

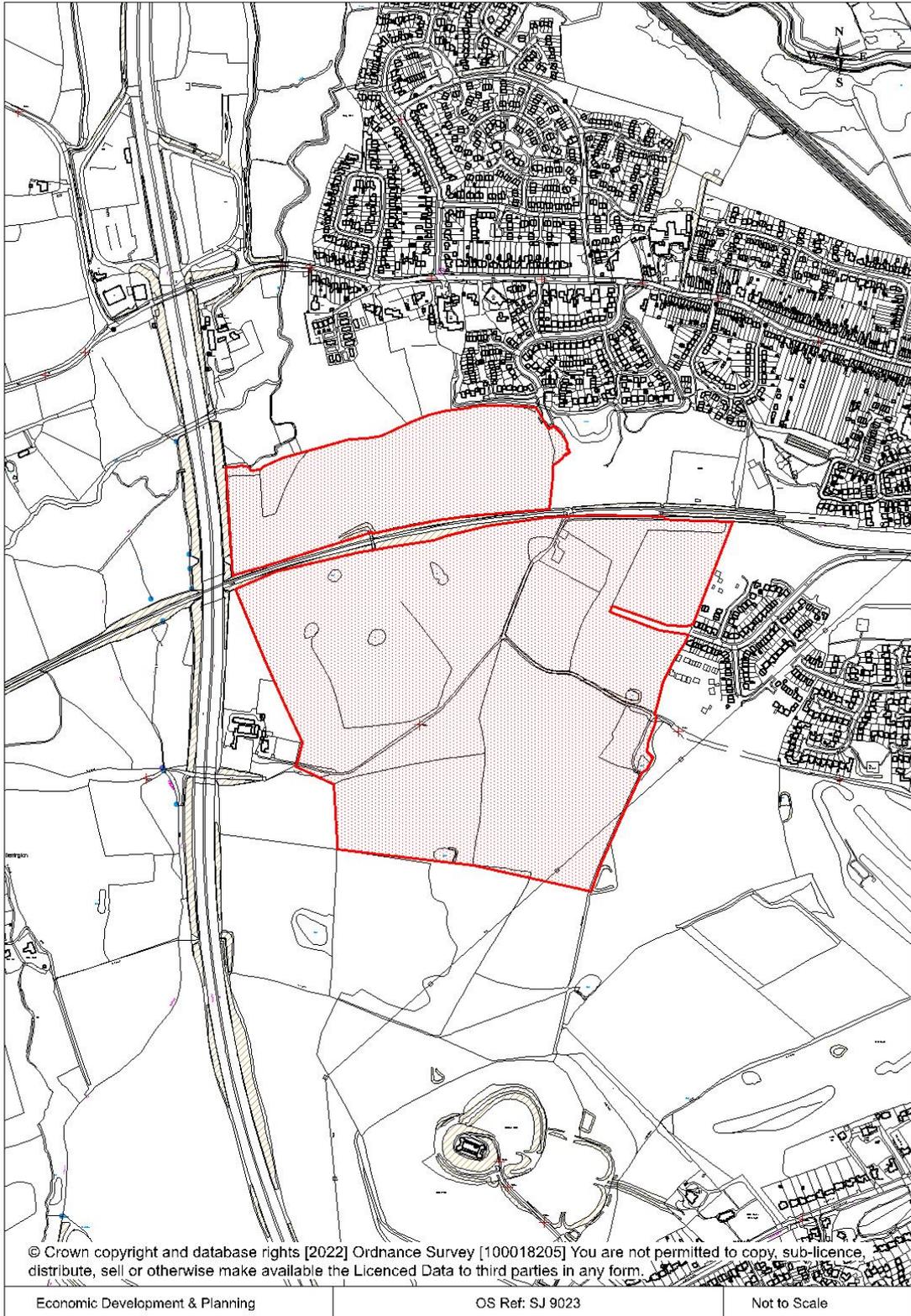
1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To define the permission.
3. To prevent the increased risk of flooding both on and off site (Policy N2 of the Plan for Stafford Borough).
4. To prevent the increased risk of flooding both on and off site (Policy N2 of the Plan for Stafford Borough).
5. To ensure that the biodiversity interests of the site and ecological mitigation measures are adequately monitored and controlled. (Policy N4 of the Plan for Stafford Borough).
6. To safeguard the amenities of the area. (Policy N1 of the Plan for Stafford Borough).
7. In order to afford proper archaeological investigation recording and protection. (Policy N9 of the Plan for Stafford Borough).
8. To safeguard the biodiversity interests of the site together with protected species and their habitats during development. (Policy N4 of the Plan for Stafford Borough).
9. To safeguard the occupiers of adjacent residential properties from undue noise and disturbance. (Policy N1 of the Plan for Stafford Borough).
10. To safeguard the Doxey and Tillington Marshes Site of Special Scientific Interest from pollution and flooding. (Policy N5 of the Plan for Stafford Borough).
11. To prevent pollution (Paragraphs 183 and 184 of the National Planning Policy Framework).

12. To safeguard the occupiers of nearby residential properties from undue nuisance caused by dust. (Policy N1 of the Plan for Stafford Borough).
13. To safeguard the occupiers of adjacent residential properties from nuisance caused by light spill / pollution. (Policy N1 of the Plan for Stafford Borough).
14. To prevent the increased risk of flooding both on and off site (Policy N2 of the Plan for Stafford Borough).
15. To prevent the increased risk of flooding both on and off site (Policy N2 of the Plan for Stafford Borough).
16. To enable the Local Planning Authority to consider the scheme of development and the landscaping proposals in relation to the existing trees and hedges. (Policy N4 of The Plan for Stafford Borough).
17. To enable the Local Planning Authority to consider the scheme of development and the landscaping proposals in relation to the existing trees and hedges. (Policy N4 of The Plan for Stafford Borough).
18. To enable the Local Planning Authority to consider the scheme of development and the landscaping proposals in relation to the existing trees and hedges. (Policy N4 of The Plan for Stafford Borough).
19. To safeguard the occupiers of nearby residential properties from undue noise and general disturbance. (Policy N1 of the Plan for Stafford Borough).
20. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
21. To safeguard the occupiers of adjacent residential properties from nuisance, the safe operation of the M6 Motorway and the water quality to the Doxey Marshes SSSI. (Policies N1, T1 and N5 of the Plan for Stafford Borough).
22. To safeguard neighbouring residential properties from undue noise and vibration. (Policy N1 of the Plan for Stafford Borough).

Informative(s)

- 1 In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) (Order) 2010, as amended, and the National Planning Policy Framework 2021, the Council has worked in a positive and proactive way in determining the application and has granted planning permission.
- 2 The applicant's attention is drawn to the comments of the local highway authority. All comments can be viewed online through the planning public access pages of the Council's website (www.staffordbc.gov.uk).
- 3 The applicant's attention is drawn to the protected status of nesting birds and the requirement that they are not disrupted during the nesting season (March to August).

**21/34682/FUL
Land West Of Stafford
Martin Drive
Castlefields**



Application:	21/34683/FUL
Case Officer:	Ed Handley
Date Registered:	24 November 2022
Target Decision Date:	23 February 2022
Extended To:	
Address:	Land West of Redgrave Drive, Stafford
Ward:	Rowley
Parish:	
Proposal:	Variation of conditions 49 (plans) and 50 (levels) of permission 20/32034/FUL (PLOTS 1-442)
Applicant:	Taylor Wimpey West Midlands
Recommendation:	Approve, subject to conditions and the applicant entering into a Deed of Variation to the Section 106 Agreement

REASON FOR REFERRAL TO COMMITTEE

The planning application is a large-scale major development and as such is excluded from the Council's scheme of delegation and therefore requires determination by the Planning Committee.

Context

This is a retrospective application seeking to vary conditions 49 and 50 of planning permission 20/32034/FUL. The conditions relate to the detailed submission for phase 1 of the residential-led mixed-use development of this strategic development location (SDL).

Prior to the commencement of development, the application site comprised an undulating greenfield site of several agricultural fields delineated by hedgerows. The application site contains numerous mature trees, some of which are covered by Tree Preservation Orders and a number of ponds

A network of public rights of way, including the Way for the Millennium, straddle the site and there are records of various protected species. Part of the site (north) is within the buffer of a landfill site. There are a number of records on the Staffordshire Historic Environment Record relating to the site. The site is also within 15km of the Cannock Chase Special Area of Conservation (SAC) and the northeast section is hydrologically and ecologically linked to the Doxey and Tillington Marshes Site of Special Scientific Interest (SSSI).

The conditions to which this application relates are the plans condition (49) and condition 50 which requires:

“The development shall be implemented in accordance with the details in drawing 21245_02_P1_010_04 (C) showing ground level contour remodelling and resultant ground level changes, together with the finished floor levels of the buildings, unless alternative details are otherwise first submitted to and approved in writing by the Local Planning Authority”.

The applicant seeks the variation of condition 49 to substitute drawings 002_B and 21245_02_P1_010_04 (C) with drawings 002_C and 21245_02_P1_010_04 (D) and the variation of condition 50 to substitute to drawing 21245_02_P1_010_04 (C) for 21245_02_P1_010_04 (D).

The amendments relate to ground levels and finished floor levels (FFLs) whilst the broad extent of areas of cut and fill remain generally as approved. The FFLs are amended across the site as built.

Officer Assessment – Key Considerations

1. Principle of development

The National Planning Policy Framework (NPPF), at paragraph 11, requires decision-taking to be made without delay where proposals accord with an up-to-date development plan. Paragraph 119 also recognises that planning decisions should promote an effective use of land in meeting the need for homes and other uses, whilst safeguarding the environment and ensuring safe and healthy living conditions. The Plan for Stafford Borough is considered to be up-to-date.

Spatial principle (SP) 2 of The Plan for Stafford Borough sets out a requirement for the delivery of 500 houses per year over the plan period between 2014 and 2031 which equates to 10,000 dwellings. In turn, SP3 seeks to deliver the majority of future development through the sustainable settlement hierarchy, at the top of which sits Stafford where 70% of the annual target (7,000 houses) are to be targeted under SP4.

To provide the majority of the housing supply for Stafford, policy Stafford 1 ‘Stafford town’ identifies strategic development locations (SDLs) at the north, west, and east of Stafford. Policy Stafford 3 particularly refers to the west of the Stafford SDL and requires, amongst other things, the provision of up to 2,200 new homes.

Since the approval of the original hybrid planning permission, reference 17/27731/FUL, and which was amended under permission 20/32034/FUL planning policy, including the NPPF and development plan policies, have not materially changed to result in the principle of this scheme being acceptable in policy terms, subject to other material considerations being satisfied.

Policies and Guidance: -

National Planning Policy Framework
Paragraphs: 7, 8, 10, 11, 119

The Plan for Stafford Borough

Policies: SP1 Presumption in favour of sustainable development; SP2 Stafford Borough housing and employment requirements; SP3 Stafford Borough sustainable settlement hierarchy; SP4 Stafford Borough housing growth distribution; Stafford 1 Stafford town; Stafford 3 West of Stafford

The Plan for Stafford Borough: Part 2

Policies: SB1 Settlement boundaries

2. Environmental Impact Assessment

Stafford Borough Council provided a Scoping Opinion with regard to the hybrid application reference 17/27731/FUL in December 2017. Consequently, that application was supported by an appropriate Environmental Statement and the Officer's report stated that the development would have major residual impacts but that the environmental effects were likely to be designed out through the layout and design of the scheme.

Due to the nature of the changes now proposed it is considered that the development falls within the scope of the Scoping Opinion provided for the initial application. Consequently, it is not considered that the proposed amendments now sought would result in any greater environmental impacts than the hybrid consent.

It is not considered that the proposed development is EIA development on the basis that, in itself, it is not of a scale or magnitude so significant as to constitute EIA development and is a component of the overall scheme previously assessed under the EIA regulations. Consequently, it is not considered that the application needs to be supported by an Environmental Statement.

Policies and Guidance: -

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017

3. Character and appearance

The FFLs of the dwellings as built across phase 1 are not in accordance with the approved drawings. There are instances of both reduction and increase of levels, however the gradients across the site are broadly shallower than originally approved and it is not considered that there are any instances whereby more significant changes in levels would result in any harm with regard to the overall character and appearance of the development.

The Council's Design Advisor has focussed advice on the element of the scheme adjacent to existing dwellings at Mayock Crescent and Lara Close and raises no objection to the proposed variation of conditions 49 or 50. In raising no objection it is noted that the Design Advisor indicates that the impact of the changes is generally marginal and low and that where the impact is more notable the resultant impact is not so substantive as to make the spatial relationship between properties unacceptable.

With regard to the relationship between the site and the Castlefields estate to the east, it is not considered that the level changes would result in any harm in terms of visual impact.

Whilst the Design Advisor's initial comments refer to the change in levels between units 142 and 143 it is noted that both units have been raised and the relative difference is now 300mm (unit 142 being higher). Re-grading of the land between the two units is not considered to result in any harm to the character and appearance of the development and it is considered that the finer detailing would form part of the landscaping requirements of the development which are secured by condition. It is noted that the Design Advisor recommends the use of low retaining walls constructed in facing brickwork to match the plots would be an appropriate solution to the varying ground levels within the street scene whilst concrete gravel boards set between concrete posts would be appropriate in rear gardens. It is considered that such detailing should form part of the DCON submission with regard to the wider landscaping of the site (as previously to be secured under condition 56 of permission 20/32034/FUL relating to means of enclosure).

The changes to levels are considered to be negligible with regard to the relationship with Stafford Castle and it is not considered necessary to seek advice from the Council's Conservation Officer in this regard. Furthermore, it is noted that in consideration of application 21/35230/REM the Council's Conservation Officer advised that the impacts of the development, as a whole, were assessed during the consideration of application 17/27731/FUL and that the public benefits of the scheme significantly outweigh the harm to the designated heritage asset.

Policies and Guidance: -

National Planning Policy Framework
Paragraphs: 126, 130, 132 and 134

The Plan for Stafford Borough
Policies: N1 Design; N8 Landscape character; N9 Historic environment
Supplementary Planning Document (SPD) – Design

4. Residential amenity

Within phase 1 it is considered that the relationship between properties within phase 1 is improved beyond the scheme which was initially approved as the more extreme differences in FFLs is generally reduced across the site. Consequently, there would be less conflict between facing properties.

With regard to the relationship between phase 1 and existing development on Lineker Close, Lara Close, and Mayock Crescent it is not considered that the development, as built, has resulted in any undue harm. It is noted that some of the FFLs of new properties adjacent to the existing development are higher than initially approved, however the separation distances remain acceptable with regard to the guidelines set out in the Council's Design SPD and the various increases in height resulting from the increased FFLs are not considered to result in a level of overbearing which is unacceptable. Plots 111, 112, 124, 125, 141, and 142 are situated adjacent to existing dwellings on Linker Close, Lara Close, and Mayock Crescent. The difference in FFLs, with regard to these units, are detailed in the following table.

Plot number	Approved FFL	FFL as built	Change in FFL
111	80.925	80.750	-0.175m
112	80.925	81.650	+0.725m
124	84.450	84.750	+0.300m
125	86.100	87.100	+1.000m
141	89.850	89.700	-0.150m
142	90.000	90.800	+0.800m

Policies and Guidance: -

National Planning Policy Framework
Paragraphs: 130

The Plan for Stafford Borough
Policies: N1 Design
Supplementary Planning Document (SPD) - Design

5. Other

Given the nature of this retrospective application it is not considered that any implications are raised beyond those of character and appearance and residential amenity.

The site is within 15km of the Cannock Chase Special Area of Conservation; however, due to the nature of the proposal it is not considered that the development would result in any impact on the reasons for the designation of the SAC beyond those taken into account in consideration of applications 17/27731/FUL and 20/32034/FUL. Mitigation of the impacts upon the Cannock Chase SAC are secured via contributions to the SAMMMs through a Section 106 Agreement associated with permission 20/32034/FUL which was amended by a Deed of Variation in December 2021.

Consequently, a further Deed of Variation to the Section 106 Agreement would ensure that appropriate mitigation measures are secured and no further appropriate assessment is required with regard to this application relating to amendments to levels within the approved development.

Policies and Guidance: -

National Planning Policy Framework
Paragraphs: 8, 100, 107, 108, 120, 153, 154, 159, 161, 163, 164, 167, 168, 174, 179, 180, 181 and 182

The Plan for Stafford Borough
Policies: N2 Climate change; N4 The natural environment and green infrastructure; N5 Sites of European, national and local nature conservation importance; N6 Cannock Chase special area of conservation; T1 Transport; T2 Parking and manoeuvring facilities;
Appendix B – Car parking standards

6. Concluding comments and planning balance

It is considered that, subject to conditions, the amended levels across phase one of the SDL and the consequent amended finished floor levels resulting in varying building heights is acceptable and that the application should be approved subject to the applicant entering into a Section 106 Deed of Variation.

The amended levels are not considered to result in any undue harm to the character and appearance of the development or result in any undue harm to the wider landscape or the setting of any heritage asset.

Furthermore, it is not considered that the amended levels result in any undue harm to the amenity of occupiers of existing properties adjacent to the application site on the basis that the separation distances between the relevant properties remain as initially approved and in accordance with the Council's Design SPD. Relatively minor increases in FFL (and consequently height) result in no undue harm in this instance.

Consultations

Design Advisor:

(Comments dated July 2022):

No objection.

- The preferred recommendation should be that for any change in level (of over 300mm) between properties to be resolved with a low brickwork retaining wall between them (to at least the frontages) in order to provide a more permanent and appropriate aesthetic to the overall design of the frontages and the street scene.
- An alternative approach could be considered, however its inherent robustness, impact on functionality, of the frontage areas and side accesses, and its contribution to the underlying design character and quality of the street scene would need to be considered.
- Where the change in levels extends along the entire boundary between units it may be more economical to deal with the matter (within the rear gardens only) through the use of concrete gravel board set between concrete posts.

(Comments dated November 2021):

No objection.

- The approved layout of this development would inherently urbanise the locality.
- The 300mm increase in FFL of unit 124 would tangibly increase its visual presence from 17 Lara Close, however 124 would remain set lower than 17 Lara Close and with the respective overall heights of the two properties being similar the level of increased impact would be relatively low.
- The 150mm increase in FFL of unit 141 is considered to be so small as to be almost inconsequential to its spatial relationship with 22 Mayock Crescent and any impact would be marginal at worst.
- Whilst the 800mm increase to the FFL at unit 142 appears quite substantial, in the context of the relatively large offset distance between it at 39 Mayock Crescent, the actual level of impacts (though definitely notable) is expected to be moderate at worst, and certainly not substantive enough to make the spatial relationship between the two properties unacceptable.

- If the FFL of 142 is increasing but the FFL of unit 143 remains the same, how would the increase in the difference of levels between the two units be resolved to the street scene and in relation to this clarification should be provided.

Doxey Parish Council (adjacent parish):

No objection.

Neighbours:

(54 consulted): One representation received in objection to the proposed amendment, raising the following concern(s):

- The elevation of the development and increased height results in additional loss of light to the surrounding properties.

Site notice expiry date: 4 February 2022

Newsletter advert expiry date: 31 December 2021

Relevant Planning History

17/27731/FUL – Phased hybrid planning application for residential-led, mixed use development comprising: Outline for the development of up to 1500 dwellings; new accesses; neighbourhood centre comprising retail, community building and primary care; two form entry primary school; pumping stations; substations; surface water attenuation ponds; noise attenuation bund; associated infrastructure; open space; landscaping and earthworks. Including full details for the development of Phase 1 of 442 dwellings; new access from Martin Drive; internal roads; garages; driveways; parking spaces; pathways; pumping station; flood attenuation ponds; open space; associated infrastructure, landscaping and earthworks – Approved 22 May 2019

20/32034/FUL – Variation of condition 49 on planning permission 17/27731/FUL (plans) for a replan and substitution of house types on plots 108 to 117 – Approved 5 March 2021

21/34682/FUL – Infrastructure works comprising of the main Primary Spine Road and Secondary Loop Road, drainage, the principal areas of public open space, including associated engineering works, pursuant to the S73 planning permission (reference 20/32034/FUL) – Pending consideration

21/35225/REM – Reserved Matters - Approval of layout, scale, appearance and landscape for the residential parcels within Phase 2B only, for up to 110 units pursuant to the S73 Application planning permission 20/32034/FUL – Pending consideration

21/35230/REM - Reserved matters application for the approval of layout, scale, appearance, and landscape for the residential parcels within phase 2A only for up to 122 units pursuant to the s73 application planning permission reference 20/32034/FUL – Approved 15 July 2022

Recommendation

Approve, subject to the following conditions:

1. Applications for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of 10 years from the date of this permission.
2. The development hereby permitted shall begin either before the expiration of 2 years from the date of this permission or before the expiration of two years from the date of the approval of the last of the reserved matters to be approved, whichever is the later.
3. Approval of the details of the layout of the development, the scale of the buildings, the appearance of the buildings, access to and within the site and the landscaping of the development (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before the relevant phase of the development is commenced, other than Phase 1 and site clearance works approved as part of this outline permission. The development shall be carried out in accordance with the approved details.
4. This outline permission relates to the submitted details and the following drawings, except where indicated otherwise by a condition attached to this consent in which case the condition shall take precedence: -

391115 - BMUD - 23G	Hybrid and Phase 1 Boundary Plan
391115 - BMUD - 24D	Hybrid Application Boundary Plan
5. The submission of reserved matters applications pursuant to condition 3 of this outline permission shall be in substantial compliance with the amended Design and Access Statement together with following parameter plans to fix the development principles: -

391115 - BMUD - 29D - Application Master Plan	
Drawing 391115 - BMUD - 19L - Land Use parameters plan	
Drawing 391115 - BMUD - 20K - Access and Movement parameters plan	
Drawing 391115 - BMUD - 21K - Building Heights parameters plan	
Figure 41 - Indicative landform cut and fill strategy	
6. The phasing of the development shall be in substantial accordance with the scheme of phasing shown in Figure 67 in the amended Design and Access Statement, unless an alternative scheme of phasing is otherwise first submitted to and approved in writing by the Local Planning Authority.
7. No phase of development shall be commenced, except for Phase 1, unless and until details of existing and proposed ground levels for that phase and including the relationship of ground levels to any adjoining phase of the development, together with finished floor levels of the proposed buildings for that phase, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details, unless the Local Planning Authority agrees to any variation for which

alternative details shall first be submitted for approval in writing to the Local Planning Authority.

8. The development shall be implemented in accordance with the ground contamination remediation strategy details approved under discharge of condition application 19/30733/DCON on 6 May 2020.
9. Notwithstanding the details required pursuant to condition 8 of this outline permission, where peat is encountered in the construction of the foundations of any dwellings in any phase of the development, the dwelling(s) shall not be occupied until a report verifying the removal of the peat together with the suitability of replacement inert fill has been submitted to and approved in writing by the Local Planning Authority.
10. Notwithstanding any details approved pursuant to condition 7 of this outline permission, no phase of the development shall be commenced, other than Phase 1 together with site clearance works approved as part of this outline permission, until details of the location, alignment, topographical contouring and the landscaping of the acoustic bund, together with any associated acoustic fencing, have been submitted to and approved in writing by the Local Planning Authority. The acoustic bund and any associated acoustic fencing shall thereafter be constructed in accordance with the approved details together with a timetable for implementation to be first submitted to and approved in writing by the Local Planning Authority, unless alternative details are otherwise first submitted to and approved in writing by the Local Planning Authority.
11. No excavated materials shall be removed from the site without the prior written consent of the Local Planning Authority.
12. No development shall commence unless and until details of a scheme for the stock piling of excavated material in relation to the progressive phasing of the development and including associated haul roads have been submitted to and approved in writing by the Local Planning Authority. The scheme for the stock piling of excavated material shall also include any necessary mitigation measures in relation to:
Dust suppression to surrounding residential properties and the M6 Motorway;
water/material runoff to the M6 Motorway and the safeguarding of water quality to the Doxey Marshes SSSI.
The development shall thereafter be implemented in accordance with the approved scheme, unless an alternative scheme is otherwise first approved in writing by the Local Planning Authority.
13. The development shall be implemented in accordance with the Noise Management Plan details approved under discharge of condition application 19/30733/DCON on 6 May 2020.
14. No development shall commence unless and until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include but not be confined to the following measures: -

Details relating to construction access; routing of HGV's; the location of the contractors compounds, cabins, material storage areas, visitors and contractors parking; site waste management plan; sales office and a scheme for the management and suppression of mud from construction activities including the provision of vehicle wheel wash facilities. Details of escalation and communication procedures (e.g. site meetings, toolbox talks) between agents, office/site office staff and sub-contracting staff regarding details of condition discharge and condition restrictions within any planning approval on the site.

The approved CEMP measures shall thereafter be carried out and maintained throughout the construction period of all phases of development.

15. Notwithstanding any details approved pursuant to condition 13 of this outline permission and before each phase of development is commenced other than site clearance works approved as part of this outline permission, details of the method of any piling / drilling works together with a timetable for the carryout of such works shall be submitted to and approved in writing by the Local Planning Authority. Each phase of development shall thereafter be implemented in accordance with the approved details.
16. The development shall be implemented in accordance with the Dust Management Plan details approved under discharge of condition application 19/30733/DCON on 6 May 2020.
17. No site works, including associated deliveries, on any phase of development shall be undertaken outside the hours of 8:00 am to 18:00 pm Monday to Friday, 8:00 am to 14:00 pm on Saturdays and not at all on Sundays, Bank and other public holidays. Any equipment which must be left running outside of the approved working hours shall be inaudible at the boundary of occupied residential properties.
18. Prior to the commencement of a development phase, a comprehensive scheme for protecting residential dwellings from noise from the M6 Motorway shall be submitted to, and approved in writing by, the local planning authority. Such a scheme shall:
 - Accord with the requirements of BS8233: 2014 'Guidance on sound insulation and noise reduction for buildings' for the internal areas of all dwellings and to the written satisfaction of the local planning authority; and
 - Meet the WHO Guidelines for Community Noise 1999 for external residential amenity areas of the development site and to the written satisfaction of the local planning authority.

The approved noise protection measures shall be fully implemented before the occupation of any affected dwelling(s) within that phase of development.
19. Before the occupation of any dwellings in each phase of the development, except phase 1, mapping details showing external sound levels from the M6 Motorway in relation to the layout of dwellings shall be submitted to and approved in writing by the Local Planning Authority. Such details shall also include the relevant noise mitigation measures set out in section 8.5 of the Noise Assessment dated November 2017. The approved noise mitigation measures shall thereafter be fully implemented before the occupation of any dwelling in each phase and shall thereafter be retained.

20. The development shall be implemented in accordance with the Construction Lighting details approved under discharge of condition application 19/30733/DCON on 6 May 2020.
21. The reserved matters application submitted as part of the relevant phase of development approved pursuant to condition 3 of this outline permission shall include details and timings on the completion of the 'link road' from Martin Drive through to Doxey Road.
22. Notwithstanding any description / details within the application documents, details of any repair / alteration works to the existing bridge over the Millennium Way, together with details of the gradient, design and materials of any associated ramped accesses shall accompany the relevant reserved matters application(s) for that phase of development submitted pursuant to condition 3 of this outline permission.
23. Notwithstanding any description / details within the application documents, the vehicle crossing over the Millennium Way shall be at grade for which details of the vehicle crossing construction to safeguard users of the Millennium Way shall accompany the relevant reserved matters application(s) for that phase of development submitted pursuant to condition 3 this outline permission.
24. The development shall be carried out in accordance with the approved Flood Risk Assessment (FRA) May 2018, Report Ref: 21245/11-17/4989 Rev C, prepared by Mewies Engineering Consultants Ltd and the following mitigation measures detailed within the FRA:
- All development must be located within Flood Zone 1 or outside of the 1 in 100year plus 30% climate change extent as shown within the Flood Risk Assessment.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing by the Local Planning Authority.

25. No phase of development shall begin until a detailed surface water drainage design for that phase has been submitted to and approved in writing by the Local Planning Authority.
- The design shall be in accordance with the overall strategy and key design parameters set out in the Flood Risk Assessment (Report Ref: 21245/11-17/4989, Rev C, May 2018) and Technical Note (Ref: 21245/08-18/6171, August 2018). The design shall demonstrate:
- Surface water drainage system(s) designed in accordance with national and local standards, including the non-statutory technical standards for sustainable drainage systems (DEFRA, March 2015).
 - SuDS design to provide adequate water quality treatment, in accordance with the CIRIA SuDS Manual Simple Index Approach and SuDS treatment design criteria.
 - Details of the replacement offsite culvert to connect the NE catchment to the IDB network.

- Limiting the discharge rate generated by all rainfall events up to the 100 year plus 40% climate change critical rainstorm to no more than the rates specified in FRA Table 3.
- Detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details on any attenuation system, and the outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods.
- Plans illustrating flooded areas and flow paths in the event of exceedance of the drainage system. Site layout and levels should provide safe exceedance routes and adequate access for maintenance.

Provision of an acceptable management and maintenance plan for surface water drainage to ensure continued performance of the system for the lifetime of the development. This should include a schedule of required maintenance activities and frequencies, and contact details for the organisation responsible for carrying out these duties.

26. Before the commencement of each phase of development drainage plans for the disposal of foul and surface water flows shall be submitted to and approved in writing by the Local Planning Authority. The phase of development shall thereafter be implemented in accordance with the approved details before that phase is first brought into use.
27. Prior to the commencement of any phase of development, a Historic Environment Management Plan (HEMP) shall be submitted to and approved in written by the Local Planning Authority. The HEMP shall provide details of the programme of archaeological works to be carried out across each phase of the scheme, including palaeoenvironmental/geoarchaeological sampling, post-excavation reporting, site interpretation and appropriate publication. The HEMP shall thereafter be implemented in accordance with the approved details.
28. Reserved matters application(s) submitted pursuant to condition 3 this outline permission for the relevant phase of the development shall include details of heritage interpretation boards which shall include the location, design, materials and colour finish of the heritage interpretation boards.
29. Notwithstanding any description / details in the application documents, a Design Brief for the Neighbourhood Centre and Primary School shall be submitted to and approved in writing by the Local Planning Authority. The detailed design principles within the Design Brief shall include:
 - Constraints
 - Topography
 - Land use
 - Architectural language - contemporary / traditional etc
 - Massing and scale parameters (heights/widths)
 - Access and circulation
 - Parking
 - Public realm - materials, lighting, street furniture etc

- Layout
- Appearance - materials
- Phasing
- Architectural, landscape and sustainable construction guidelines
- Electrical charging points
- Public recycling area

Reserved matters application(s) submitted pursuant to condition 3 this outline permission for the relevant phase of the development shall demonstrate compliance with the approved Design Brief.

30. Within 6 months of the date of the commencement of development a Landscape Strategy for the planting and retention of trees, hedgerows, shrubs and boundary treatments for the whole development site, together with a comprehensive landscaping treatment along the adjoining Stafford Castle golf course extension, shall be submitted to and approved in writing by the Local Planning Authority. The landscaping for each subsequent phase of the development shall be informed by the approved Landscape Strategy.
31. Within 6 months of the commencement of the development an overarching long term Landscape Management and Maintenance Plan for the whole development site shall be submitted to and approved in writing by the Local Planning Authority. The Landscape Management and Maintenance Plan shall include:
- Aims and Objectives
 - A description of hard and soft landscape features, habitats and species
 - An outline of the proposed key management and maintenance operations
 - Information on the Quality Standards to be used

The Landscape Management and Maintenance Plan shall demonstrate full integration of landscape, ecological, arboricultural and woodland management considerations.

32. Each phase of development shall not be commenced, including demolition works, ground works, construction activities and deliveries to the site of any materials or equipment, unless and until a Tree Protection Plan including all trees, shrubs and hedges which are to be retained in that phase and which is compliant with BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations' has been submitted to and approved in writing by the Local Planning Authority. The measures within the approved Tree Protection Plan for each phase of the development shall be implemented and maintained until the completion of all construction related activity for that phase, unless alternative details are otherwise first submitted to and approved in writing by the Local Planning Authority.
33. Each phase of development shall not be commenced, including demolition works, ground works, construction activities and deliveries to the site of any materials or equipment, unless and until an Arboricultural Method Statement covering all aspects of development that are within the root protection areas of retained trees, or that have the potential to result in damage to retained trees in that phase, has been submitted to and approved in writing by the Local Planning Authority. The measures within the approved Arboricultural Method Statement for each phase of

the development shall be implemented and maintained until the completion of all construction related activity for that phase, unless alternative details are otherwise first submitted to and approved in writing by the Local Planning Authority.

34. Each phase of development shall not be commenced, including demolition works, ground works, construction activities and deliveries to the site of any materials or equipment, unless and until a schedule of works for all tree pruning and removals has been submitted to and approved in writing by the Local Planning Authority. Thereafter, no tree removals or pruning shall be carried out in any phase except as prescribed in the approved schedule of works for that phase, unless alternative details are otherwise first submitted to and approved in writing by the Local Planning Authority.
35. If within a period of 5 years from the completion of any phase of development any of the trees, plants or shrubs that are to be retained or planted in accordance with an approved landscaping scheme are felled, uprooted, removed, destroyed, or in the opinion of the Local Planning Authority die, become seriously damaged or defective, another tree, plant or shrub of the same species and size shall be planted at the same location in the next available planting season, unless the local planning authority agrees in writing to dispense with or vary this requirement.
36. Details of the layout, associated play equipment and the landscaping of the open spaces including the trim trail within the development, but excluding any open spaces and trim trail within Phase 1, shall accompany the relevant reserved matters application for that phase within which the open spaces and trim trail are located. The open spaces and trim trail, but excluding the open spaces and trim trail within phase 1, shall thereafter be provided in accordance with a programme of implementation, together with a Management Plan for their management and maintenance regimes which shall also be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the relevant phase(s) within which the open space(s) and trim trail are located.
37. Details of the layout, landscaping and any associated hardstanding for the community allotment and orchard within the development shall accompany the relevant reserved matters application(s) for the phase(s) within which the allotment and orchard are located. The community allotment and orchard shall thereafter be laid out in accordance with a programme of implementation, together with a Management Plan for their management and maintenance regimes which shall also be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the relevant phase(s) within which the allotment and orchard are located.
38. No development shall be commenced, except for Phase 1, unless and until details of an external lighting strategy for the whole development site has been submitted to and approved in writing by the Local Planning Authority. The external lighting strategy shall include details of lighting to areas of public open space and including the bat corridors and trim trail. Reserved matters applications submitted pursuant condition 3 of this outline consent shall demonstrate compliance with the approved external lighting strategy together with a programme of implementation.

39. Within 3 months of the commencement of development a Soil Resources and Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Soil Resources and Management Plan shall describe the existing soil resources on the application site together with measures to: -
 Re-use as much of the soil displaced during the construction period on-site in the detailed design of the development and particularly in the areas of green infrastructure;
 Dispose of any surplus soils in a sustainable manner and in accordance with the Construction Code of Practice for the Sustainable Use of Soils on Construction sites.
 The development shall thereafter be implemented in accordance with the approved measures.
40. The development shall be implemented in accordance with the Construction Environmental Management Plan details approved under discharge of condition application 19/30733/DCON on 6 May 2020.
41. Before the commencement of each phase of development a detailed Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the local planning authority. The LEMP's shall include the following:
 a) Description and evaluation of features to be managed.
 c) Ecological trends and constraints on site that might influence management.
 d) Aims and objectives of management.
 e) Appropriate management options for achieving aims and objectives.
 f) Prescriptions for management actions.
 g) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
 h) Details of the body or organisation responsible for implementation of the plan.
 i) Ongoing monitoring and remedial measures. The approved detailed LEMP(s) shall thereafter be implemented in accordance with the approved measures unless alternative details are otherwise first approved in writing by the local planning authority.
42. The development shall be implemented in accordance with the Surface Water Drainage Scheme to protect the Doxey and Tillington Marshes Site of Special Scientific Interest approved under discharge of condition application 19/30733/DCON on 6 May 2020.
43. Prior to the occupation of any dwelling within each phase of the development details of a 'Welcome pack' for that phase providing information on the locality shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include educational and awareness raising information addressing relevant ecological issues; e.g. (i) the location and sensitivities of nearby national and local designated sites; (ii) steps that residents can take to enjoy and conserve these local resources; (iii) minimising disturbance to wild birds - key 'do's and don'ts' - such as the value of fitting pet cats with bells on their collars to minimise wild bird predation and keeping dogs on leads in order to help minimise disturbance to wildlife at sensitive times of year and (iv) details of how car journeys could be minimised giving details of cycle and walking routes and alternative transport methods (e.g. bus routes nearby). The 'Welcome pack' for the relevant phase shall

be given to occupiers on first occupation of each dwelling within that phase on the site.

44. No dwellings shall be constructed to the south of Public Footpath 61 unless and until a Conservation Management Plan for Stafford Castle has been submitted to and approved in writing by the Local Planning Authority.
45. No above ground construction works shall commence unless and until a detailed scheme for off-site highway improvements to Castle Street and Railway Street, the improvement areas identified in drawing 13.2 in the Transport Assessment dated May 2018, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be fully implemented prior to the occupation of the 50th dwelling.
46. No more than 1,500 dwellings shall be constructed on the site edged red as shown on drawing BMUD-391115-24 revision D.
47. Prior to the construction of any dwellings, a strategy to facilitate high speed broadband for future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway, unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure. The development of the site shall be carried out in accordance with the approved strategy.
48. The development to which this permission relates must be begun not later than the expiration of two years from 22 May 2019 this being the date on which planning permission 17/27731/FUL was granted.
49. This full permission relates to the originally submitted details and specification and to the following drawings, except where indicated otherwise by a condition attached to this consent, in which case the condition shall take precedence: -

21245_02_020_02.1 (A)	Proposed A 1 of Access from Martin Drive
A-B Plan	Access from Martin Drive
21245_02_P1_010_04 (C)	Phase 1 Existing Ground Levels and Finished Floor Levels
001 - E revision E	Planning layout 1:1000
001_W revision W	Planning layout 1:500
Spacing Standards Layout A	(1:1000)
DWG 002 (B)	JLB Design Services Phase 1 Proposed Cross Sections
00202 (2 of 4 revision 1)	Section G
00203 (3 of 4 revision 1)	Section H
00204 (4 of 4 revision 1)	Section complete

Location plan	1:2500		
001_Y	Planning layout 1:500		
001-F	Planning layout 1:1000		
Prototype replan	Layout 1:500		
Prototype replan	Materials		
Prototype replan	Boundary layout		
22A31+22A32/PL2	revision C		
22A21alt+22A24/PL2	revision C		
22T31/PL2	revision C		
22B31+22B32/PL2	revision C		
22A41/PL2	revision C		
22A36a+22A36b/PL2	revision C		
391115-BMUD-PL56A	APARTMENT	207-218	Floor Plans
391115-BMUD-PL57B	APARTMENT	207-218	Elevations
391115-BMUD-PL22	ALDENHAM	PD32-S	
391115-BMUD-PL23	ALDENHAM	PD32-C1	
391115-BMUD-PL83	ALDENHAM	PD32-SE	
391115-BMUD-PL01	BECKFORD	PA24-S	
391115-BMUD-PL03	BECKFORD	PA24-C1	
391115-BMUD-PL04	CANFORD	PA25-S	
391115-BMUD-PL05	CANFORD	PA25-C1	
391115-BMUD-PL91	COLTHAM	ND40-S	
391115-BMUD-PL92	COLTHAM	ND40-S1	
391115-BMUD-PL93	COLTHAM	ND40-S2	
391115-BMUD-PL94	COLTHAM	ND40-SE	
391115-BMUD-PL95	COLTHAM	ND40-C1	
391115-BMUD-PL47	CROFTON		PB33-S1
391115-BMUD-PL48	CROFTON		PB33-S2
391115-BMUD-PL49	CROFTON		PB33-C1
391115-BMUD-PL50	CROFTON	PB33-C2	
391115-BMUD-PL76	CROFTON	PB33-S1E	
391115-BMUD-PL77	CROFTON		PB33-S2E
391115-BMUD-PL96 garage	CROFTON		PB33-C2 with attached
391115-BMUD-PL06	DADFORD	PA30-S	
391115-BMUD-PL07	DADFORD	PA30-S1	
391115-BMUD-PL08	DADFORD	PA30-S2	
391115-BMUD-PL09	DADFORD	PA30-C1	
391115-BMUD-PL33	EASEDALE	PT36-S	
391115-BMUD-PL34	EASEDALE	PT36-S1	
391115-BMUD-PL35	EASEDALE	PT36-S2	
391115-BMUD-PL36	EASEDALE	PT36-S3	
391115-BMUD-PL73	EASEDALE	PT36-SE	
391115-BMUD-PL74	EASEDALE	PT36-S1E	
391115-BMUD-PL40	ESKDALE		PT41-S
391115-BMUD-PL71	ESKDALE		PT41-S1

391115-BMUD-PL72	ESKDALE	PT41-S2
391115-BMUD-PL10	FLATFORD	PA33-S
391115-BMUD-PL12	FLATFORD	PA33-S2
391115-BMUD-PL13	FLATFORD	PA33-C1
391115-BMUD-PL14	GOSFORD	PA34-S
391115-BMUD-PL15	GOSFORD	PA34-S1
391115-BMUD-PL16	GOSFORD	PA34-C1
391115-BMUD-PL17	GOSFORD	PA34-C2
391115-BMUD-PL85	GOSFORD	PA34-SE
391115-BMUD-PL65	HEYDON	Heydon S
391115-BMUD-PL66	HEYDON	Heydon S1
391115-BMUD-PL67	HEYDON	Heydon S2
391115-BMUD-PL58A	KENTDALE	PT42-S
391115-BMUD-PL59A	KENTDALE	PT42-S1
391115-BMUD-PL60A	KENTDALE	PT42-S2
391115-BMUD-PL81A	KENTDALE	PT42-S1E
391115-BMUD-PL82A	KENTDALE	PT42-S2E
391115-BMUD-PL44	LYDFORD	PA42-S
391115-BMUD-PL45	LYDFORD	PA42-C1
391115-BMUD-PL75	LYDFORD	PA42-SE
391115-BMUD-PL51	MILDALE	PT310-S
391115-BMUD-PL52	MILDALE	PT310-S1
391115-BMUD-PL86	MILDALE	PT310-SE
391115-BMUD-PL18	SHLEFORD	PA48-S
391115-BMUD-PL19	SHLEFORD	PA48-S1
391115-BMUD-PL20	SHLEFORD	PA48-S2
391115-BMUD-PL21	SHLEFORD	PA48-C1
391115-BMUD-PL62	SHLEFORD	PA48-S3
391115-BMUD-PL88	SHLEFORD	PA48-SE
391115-BMUD-PL90	SHLEFORD	PA48-S2E
391115-BMUD-PL41	TEASEDALE	PT45-S
391115-BMUD-PL42	TEASEDALE	PT45-S1
391115-BMUD-PL43	TEASEDALE	PT45-C1
391115-BMUD-PL87	TEASEDALE	PT45-SE
391115-BMUD-PL31	TILDALE	PT32-S1
391115-BMUD-PL32	TILDALE	PT32-C1
391115-BMUD-PL78	TILDALE	PT32-SE
391115-BMUD-PL79	TILDALE	PT32-S1E
391115-BMUD-PL69A	WAYSDALE	NT42-S1
391115-BMUD-PL70A	WAYSDALE	NT42-S2
391115-BMUD-PL38	YEWDAL	PT37-S
391115-BMUD-PL39	YEWDAL	PT37-S1
391115-BMUD-PL63	Hipped roof double garage	
391115-BMUD-PL64	Oversized Hipped roof single garage	
30268 DGSD	Double garage	
30268 SPG	Single garage	

50. The development shall be implemented in accordance with the details in drawing 21245_02_P1_010_04 (C) showing ground level contour remodelling and resultant

ground level changes, together with the finished floor levels of the buildings, unless alternative details are otherwise first submitted to and approved in writing by the Local Planning Authority.

51. The external materials to be used in the construction of the external wall(s) and roof(s) of the building(s) shall be in accordance with drawing 21858-ML-01 Revision K as approved under discharge of conditions application 19/30733/DCON on 17 May 2022 unless an alternative materials schedule is first submitted to, and approved in writing by, the Local Planning Authority.
52. No dwelling in any phase shall be occupied unless and until the vehicular access onto Martin Drive has been fully constructed in accordance with drawing 001 - E revision E - Planning Layout.
53. Prior to the occupation of the 301st dwelling the emergency vehicle link to Redgrave Drive shall be fully constructed and made available for use for which details showing how the access arrangement shall only provide an emergency vehicle link shall first be submitted to and approved in writing by the Local Planning.
54. The car parking spaces shown on drawing 001_W revision W, and for plots 108 to 117 drawing 'Prototype replan - Layout' shall be provided before the associated dwelling is first occupied and shall be surfaced in a bound material and sustainably drained in accordance with details to have first been submitted to and approved in writing by the Local Planning Authority. The driveways shall thereafter be retained.
55. No dwelling shall be occupied until details of the height, type and position of all plot boundary walls, retaining walls, fences and other means of enclosure to be erected on the site have been submitted to and approved in writing by the Local Planning Authority. The approved plot boundary walls, retaining walls, fences and other means of enclosure shall thereafter be erected within two months of each dwelling being occupied and shall thereafter be retained.
56. Before the occupation of any dwelling on the site, details of the height, design, materials and position of all site boundary walls, retaining walls, fences and other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The approved site boundary walls, retaining walls, fences and other means of enclosure shall thereafter be erected within two months of the occupation of the 442nd dwelling and shall thereafter be retained.
57. Before the occupation of any affected dwellings the noise mitigation measures set out in section 8.6 of the Noise Assessment dated November 2017 shall be fully implemented and thereafter retained.
58. Notwithstanding any details approved pursuant to condition 11 of this full permission and before the occupation of any dwelling on the site, details of the enhanced landscaping zones, as shown in Figure 60 of the amended Design and Access Statement, shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include: -
Hard surface materials

Street furniture and/or structures, including; seating, bins, lighting, signage, service junctions/boxes

Planting plans, including; written specifications of cultivation and other operations associated with plant and grass establishment, schedules of plants, species, sizes and proposed numbers/density

Implementation schedule

Maintenance and management plan.

The development shall thereafter be implemented in accordance with the approved enhanced landscaping zone details.

59. Notwithstanding any description /details in the application documents, details of a landscaping and planting scheme shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the location, species, age and density of planting. The landscaping and planting scheme shall thereafter be provided within eight months of the development first being brought into use, or an alternative timescale to first be submitted to and approved in writing by the Local Planning Authority.
60. If within a period of 5 years from the completion of the development any of the trees, plants or shrubs that are to be retained or planted in accordance with the approved landscaping scheme are felled, uprooted, removed, destroyed, or in the opinion of the Local Planning Authority die, become seriously damaged or defective, another tree, plant or shrub of the same species and size shall be planted at the same location in the next available planting season, unless the local planning authority agrees in writing to dispense with or vary this requirement.
61. Details of the public open space play provision including the trim trail within the development shall be submitted to and approved in writing by the Local Planning Authority. The open spaces and trim trail shall thereafter be laid out in accordance with the approved details before the occupation of the 110th dwelling for which a Management Plan for the management and maintenance regimes of the open spaces and trim trail shall have previously been submitted to and approved in writing by the Local Planning Authority.
62. Within 6 months of the commencement of development, details of the layout, landscaping and any associated hardstanding for the community orchard shall be submitted to and approved in writing by the Local Planning Authority. The community orchard shall thereafter be laid out in accordance with the approved details before the occupation of the 221st dwelling for which a Management Plan for the management and maintenance regimes for the orchard shall have previously been submitted to and approved in writing by the Local Planning Authority.
63. Before any dwelling is first occupied details of the location, height and illumination intensity of all street lighting columns along the south west boundary of the site shall be submitted to and approved in writing by the Local Planning Authority. The street lighting columns shall thereafter be provided in accordance with the approved details.

64. Before any dwelling is first occupied, details of all external lighting to the areas of public open space and including bat corridors / trim trail shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the location, design, materials, colour finish and luminance levels of the external lighting. The development shall thereafter be implemented in accordance with the approved details.
65. The development shall be implemented in accordance with the details approved under discharge of condition application 19/30733/DCON on 6 May 2020.
66. All construction traffic and associated deliveries to the site for phase 1 shall only be via Kingsway / Martin Drive.
67. Notwithstanding the requirements of condition 51 the external materials to be used in the construction of the external wall(s) and) roof(s) of the building(s) on plots 108 to 117 shall be those specified in drawing Prototype replan - Materials.
68. Notwithstanding the requirements of condition 56, the height, design, materials and position of all site boundary walls, retaining walls, fences and other means of enclosure for plots 108 to 117 shall be those specified in drawing Prototype replan - Boundary layout.

The reasons for the Council's decision to approve the development subject to the above conditions are:

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
3. The application has been made for outline permission only.
4. To define the permission.
5. To define the permission.
6. For the avoidance of doubt and to define the permission.
7. To ensure the satisfactory appearance of the development. (Policy N1 of the Plan for Stafford Borough).
8. To prevent pollution. (Paragraphs 183 and 184 of the National Planning Policy Framework).
9. To safeguard potential occupiers from ground gas. (Paragraph 178 of the National Planning Policy Framework).

10. To ensure the satisfactory appearance of the development and to safeguard occupiers of the development from undue noise from the M6 Motorway. (Policy N1 of the Plan for Stafford Borough).
11. To ensure that the development can be adequately monitored and controlled. Policy N1 of the Plan for Stafford Borough).
12. To safeguard the occupiers of adjacent residential properties from nuisance, the safe operation of the M6 Motorway and the water quality to the Doxey Marshes SSSI. (Policies N1, T1 and N5 of the Plan for Stafford Borough).
13. To safeguard the occupiers of adjacent residential properties from undue noise and disturbance. (Policy N1 of the Plan for Stafford Borough).
14. To safeguard the amenities of the area. (Policy N1 of the Plan for Stafford Borough).
15. To safeguard neighbouring residential properties from undue noise and vibration. (Policy N1 of the Plan for Stafford Borough).
16. To safeguard the occupiers of nearby residential properties from undue nuisance caused by dust. (Policy N1 of the Plan for Stafford Borough).
17. To safeguard the occupiers of nearby residential properties from undue noise and general disturbance. (Policy N1 of the Plan for Stafford Borough).
18. In the interests of the amenity of the occupiers of the development. (Policy N1 of the Plan for Stafford Borough).
19. In the interests of the amenity of the occupiers of the development. (Policy N1 of the Plan for Stafford Borough).
20. To safeguard the occupiers of adjacent residential properties from nuisance caused by light spill / pollution. (Policy N1 of the Plan for Stafford Borough).
21. To ensure that the road and footway proposals are satisfactory to serve the development and to ensure the safety of all road users. (Policies T1c and N1m of the Plan for Stafford Borough).
22. To ensure that the road and footway proposals are satisfactory to serve the development together with the safety of all road users. (Policies T1c and N1m of the Plan for Stafford Borough).
23. To ensure that the road and footway proposals are satisfactory to serve the development together with the safety of all road users. (Policies T1c and N1m of the Plan for Stafford Borough).
24. To reduce the risk of flooding to the proposed development and future occupants. (Policy N2 of the Plan for Stafford Borough).

25. To reduce the risk of surface water flooding to the development and properties downstream for the lifetime of the development. (Policy N2 of the Plan for Stafford Borough).
26. To ensure that the development is provided with a satisfactory means of drainage to prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution. (Policy N2 of the Plan for Stafford Borough).
27. In order to afford proper archaeological investigation recording and protection. (Policy N9 of the Plan for Stafford Borough).
28. To enhance the significance of heritage assets and their settings. (Policy N9 of the Plan for Stafford Borough).
29. To ensure the satisfactory appearance of the development. (Policy N1 of the Plan for Stafford Borough).
30. To ensure the satisfactory appearance of the development. (Policy N1 of the Plan for Stafford Borough).
31. To ensure the satisfactory appearance of the development. (Policy N1 of the Plan for Stafford Borough).
32. To safeguard the amenities of the local area and to protect the natural features that contribute towards this and that are important in the appearance of the development. (Policy N4 of the Plan for Stafford Borough).
33. To safeguard the amenities of the local area and to protect the natural features that contribute towards this and that are important in the appearance of the development. (Policy N4 of the Plan for Stafford Borough).
34. To safeguard the amenities of the local area and to protect the natural features that contribute towards this and that are important in the appearance of the development.
35. To ensure the satisfactory appearance of the development. (Policy N1 of the Plan for Stafford Borough).
36. To ensure an adequate level of amenity provision for future occupiers of the development. Policy C7 of the Plan for Stafford Borough).
37. To ensure an adequate level of amenity provision for future occupiers of the development. Policy C7 of the Plan for Stafford Borough).
38. To safeguard the biodiversity interests of the site together with protected species and their habitats. (Policy N4 of the Plan for Stafford Borough).
39. In the interests of biodiversity. (Policy N4 of the Plan for Stafford Borough).

40. To safeguard the biodiversity interests of the site together with protected species and their habitats during development. (Policy N4 of the Plan for Stafford Borough).
41. To ensure that the biodiversity interests of the site and ecological mitigation measures are adequately monitored and controlled. Policy N4 of the Plan for Stafford Borough).
42. To safeguard the Doxey and Tillington Marshes Site of Special Scientific Interest from pollution and flooding. (Policy N5 of the Plan for Stafford Borough).
43. To safeguard the character and appearance of the area in accordance with Policies N2 and N4 of the Plan for Stafford Borough.
44. To safeguard the setting of the grade II listed and scheduled monument of Stafford Castle. (Policy N9 of the Plan for Stafford Borough).
45. To ensure that the road and footway proposals are satisfactory to serve the development together with the safety of all road users. (Policies T1c and N1m of the Plan for Stafford Borough).
46. To define the permission and for the avoidance of doubt.
47. To facilitate the enablement of high-speed broadband for future occupiers of the development. (Policy Stafford 3 of the Plan for Stafford Borough).
48. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
49. To define the permission.
50. To ensure the satisfactory appearance of the development. (Policy N1 of the Plan for Stafford Borough).
51. To ensure the satisfactory appearance of the development. (Policy N1 of the Plan for Stafford Borough).
52. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
53. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
54. To ensure the provision of adequate off-street facilities in the interests of the convenience and safety of users of the highway. (Policy T2d of The Plan for Stafford Borough).
55. To ensure the satisfactory appearance of the development. (Policy N1 of the Plan for Stafford Borough).

56. To ensure the satisfactory appearance of the development. (Policy N1 of the Plan for Stafford Borough).
57. In the interests of the amenity of the occupiers of the development. (Policy N1 of the Plan for Stafford Borough).
58. To ensure the satisfactory appearance of the development. (Policy N1 of the Plan for Stafford Borough).
59. To ensure the satisfactory appearance of the development. (Policy N1 of the Plan for Stafford Borough).
60. To ensure the satisfactory appearance of the development. (Policy N1 of the Plan for Stafford Borough).
61. To ensure an adequate level of amenity provision for future occupiers of the development. Policy C7 of the Plan for Stafford Borough).
62. To create recreational opportunities for new and existing communities. (Policy N4 of the Plan for Stafford Borough).
63. To ensure the satisfactory appearance of the development. (Policies N1 and N9 of the Plan for Stafford Borough).
64. To safeguard the amenities of the area to avoid harm to legally protected species. (Paragraphs 118 and 125 of the National Planning Policy Framework and Policy N1 of the Plan for Stafford Borough).
65. To ensure the satisfactory appearance of the development. (Policy N1 of the Plan for Stafford Borough).
66. To safeguard the amenities of the occupiers of adjacent residential properties. (Policy N1 of the Plan for Stafford Borough).
67. To ensure the satisfactory appearance of the development. (Policy N1 of the Plan for Stafford Borough).
68. To ensure the satisfactory appearance of the development. (Policy N1 of the Plan for Stafford Borough).

Informative(s)

- 1 In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) (Order) 2010, as amended, and the National Planning Policy Framework 2019, the Council has worked in a positive and proactive way in determining the application and has granted planning permission.
- 2 The applicants' attention is drawn to the comments of Staffordshire County Council's Archaeologist, dated 21 February 2018, with regard to application

17/27731/FUL in relation to the information to be included in the Historic Environmental Management Plan. All representations can be viewed on the planning public access pages on the Council's website at www.staffordbc.gov.uk

- 3 The applicants' attention is drawn to the comments of the local highway authority with regard to application 17/27731/FUL in relation to approval under Section 7 of the Staffordshire Act 1983 and Section 38 of the Highways Act 1980. Staffordshire County Council should be contacted to ensure that any necessary approvals and agreements are secured before commencement of works. The conditions requiring off-site highway works shall require a Highway Works Agreement with Staffordshire County Council. The applicant is requested to contact Staffordshire County Council in order to ensure that this agreement is secured. The link below is to the Highway Works Information Pack and an application form for the agreement which should be sent to the address indicated on the application form which is Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Wedgwood Building, Tipping Street, Stafford, Staffordshire, ST16 2DH. (Or emailed to nmu@staffordshire.gov.uk). The applicant is advised to begin this process well in advance of any works taking place in order to meet any preferred timescales. <https://www.staffordshire.gov.uk/transport/staffshighways/highwayscontrol/HighwayWorkAgreements.a.spx>
- 4 The applicants' attention is drawn to the comments of Cadent with regard to application 17/27731/FUL in relation to operational gas apparatus within the application site boundary. All representations can be viewed on the planning public access pages on the Council's website at www.staffordbc.gov.uk
- 5 The applicants' attention is drawn to the comments of the Council's Tree Officer with regard to application 17/27731/FUL in relation to the need for a third-party consultant arboriculturist to carry out weekly checks on site and to remain in contact with the Local Planning Authority to provide regular updates to the Council's Tree Officer. The contact details of such a person should be provided to the Council's Tree Officer before any activity commences on site.
- 6 The applicants' attention is drawn to the comments of Sow and Penk Independent Drainage Board, with regard to application 17/27731/FUL. All representations can be viewed online through the planning public access pages of the Council's website (www.staffordbc.gov.uk).

21/34683/FUL
Land West Of Redgrave Drive
Castlefields
Stafford

