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 Monday 10 December 2018 to deal with the business as set out on the agenda.

Please note that this meeting will be recorded.

The Committee will meet in the Craddock Room at 9.25am and depart at 9.30am to visit the site as set out in the agenda and re-convene at the Civic Centre at approximately 10.30am to determine the application.

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.

Head of Law and Administration

PLEASE CONVENE IN THE CRADDOCK ROOM AT 9.25AM
A G E N D A

1  Apologies
2  Declaration of Member's Interests/Lobbying

3  Planning Application  3 - 64

MEMBERSHIP

Chairman Councillor R M Sutherland

C A Baron  W J Kemp
G R Collier  D B Price
B M Cross  J K Price
I E Davies  G O Rowlands
M G Dodson  R M Sutherland
A S Harp  C V Trowbridge
E G R Jones

(Substitutes - F Beatty, R J Draper, A P Edgeller, J Hood, S Learoyd)
SPECIAL PLANNING COMMITTEE - 10 DECEMBER 2018

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 APPENDICES:

<table>
<thead>
<tr>
<th>Application Number</th>
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<tbody>
<tr>
<td>17/27731/FUL</td>
<td>Land West of Stafford, Martin Drive, Castlefields, Stafford, Staffordshire</td>
<td>4 - 64</td>
</tr>
</tbody>
</table>

This application is a large scale major development and as such is excluded from the Council's Scheme of Delegation for planning applications and requires determination by the Planning Committee.

Officer Contact - Richard Wood, Development Lead (Large Scale) - 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: 17/27731/FUL

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
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<tbody>
<tr>
<td>Case Officer</td>
<td>Richard Wood</td>
</tr>
<tr>
<td>Date Registered</td>
<td>12 January 2018</td>
</tr>
<tr>
<td>Target Decision Date</td>
<td>4 May 2018</td>
</tr>
<tr>
<td>Extension of time</td>
<td>14 December 2018</td>
</tr>
<tr>
<td>Address</td>
<td>Land West of Stafford, Martin Drive, Castlefields, Stafford, Staffordshire</td>
</tr>
<tr>
<td>Wards</td>
<td>Rowley, Doxey &amp; Castletown</td>
</tr>
<tr>
<td>Parish</td>
<td>Doxey</td>
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<tr>
<td>Proposal</td>
<td>A phased hybrid planning application for a 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.</td>
</tr>
<tr>
<td>Applicant</td>
<td>Taylor Wimpey UK Ltd</td>
</tr>
<tr>
<td>Recommendation</td>
<td>Subject to the applicant first entering into a Section 106 obligation within one month of the Committee resolution, or an alternative period to be otherwise first agreed in writing by the Local Planning Authority to secure affordable housing and financial contributions towards the Stafford Western Access Road, Cannock Chase Special Area of Conservation, travel plan monitoring, sports facilities and open space provision, education, Castle Street and Railway Street works and a Stafford Castle Conservation Management Plan, approve subject to conditions.</td>
</tr>
</tbody>
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### 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.

1.0 CONTEXT

1.1 This hybrid planning application seeks consent for the construction of up to 1,500 houses and associated infrastructure on Burleyfields which forms a major portion of the West of Stafford Strategic Development Location in the Plan for Stafford Borough.
Site and surroundings

1.2 The site is approximately 67.34 hectares in size and lies roughly 1km to the west of Stafford town centre. It comprises two linked portions of land to the north and south of the Way for the Millennium with the larger part being to the south. The topography of the site undulates with the land rising predominantly from the north to the south and consists of several agricultural fields delineated by hedgerows.

1.3 Remnants of two former farmsteads lie within the site, Burleyfields Farm and Lodge Barn. The site also contains 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 overhead power lines run across its eastern portion from the north east to the south west.

1.4 To the west, the site bounds the M6 motorway together with land associated with Hill Farm. To the east lies open land and the Castlefields residential estate, whilst Stafford Castle golf course and open fields abut the site to the south with the scheduled ancient monument of Stafford Castle on higher ground beyond. The Bellway development known as Mallards Walk lies to the north east with open fields to the north west beyond which residential development along Doxey Road extends.

Proposal

1.5 The proposal is submitted in the form of a hybrid application comprising two parts. Outline permission is sought for the construction of up to 1,500 dwellings on the overall development site with all matters reserved. Full details are however submitted for Phase 1 of the scheme which forms the eastern portion of the site for 442 of the total number of houses to be provided.

1.6 The outline element includes an illustrative master plan and parameter drawings showing the land use with proposed access points, the phasing of development, maximum proposed ground level contouring including a noise attenuation bund and upper building height limits.

1.7 The development has a hierarchical street pattern with varying road widths. The main access spine road extends off Martin Drive through Phase 1. The illustrative Masterplan then shows it linking into the northern portion of the site before connecting into the Bellway scheme and Doxey Road. A secondary loop spurs off the spine road through the southern body of the site and in turn lower order domestic scale side streets branch off the spine road and secondary loop. A new cul de sac would also be formed as an extension to Redgrave Drive serving 10 new dwellings.

1.8 A primary school is illustratively shown centrally located within the site with a destination park immediately to the east. A neighbourhood centre is also indicated next to the primary school on its west side.
1.9 A noise attenuation bund up to 8m high with landscape planting is illustratively shown within the western portion of the site extending north to south with the area further towards the M6 motorway forming an area of open space and containing an allotment and community orchard.

1.10 The majority of the development is shown at two storey (maximum 11m to ridge) and extends around the site’s periphery to the north, south and east. Clusters of two and half storey (maximum 12m to ridge) are dispersed within the two storey zones, whilst three storey buildings (maximum 14m to ridge) are set behind the attenuation bund.

1.11 The indicative landscape strategy and masterplan set out a hierarchy of green infrastructure with primary and secondary open spaces connected with green corridors. The primary spaces are shown as the destination park, a centrally located open space (Castle Green) and the landscaped bund (Burleyfields Rise), whilst the secondary features include two conical shaped areas of open space to the south facing Stafford Castle. A 5m wide landscape buffer also separates residential properties on the edge of the Castlefields estate along the eastern boundary.

1.12 The proposal involves recontouring the landscape through a cut and fill strategy to provide development plateaus for which detailed ground levels are provided for Phase 1. The 442 dwellings forming the Phase 1 element are made up of nineteen house types providing 134 four bedroom units, 220 three bedroom units, 76 two bedroom units and 12 two bed apartments.

1.13 The proposal is subject to an Environmental Impact Assessment (EIA) where the parameter plans have been used to assess the potential environmental impacts of the development. The EIA also includes some of the following technical reports which support the application:- Design and Access Statement, Planning Statement, Statement of Community Involvement, Transport Assessment, Travel Plan Framework, Noise Assessment Report, Air Quality Report, Ground Investigation Report, Landscape Visual Impact Assessment, Arboricultural Report, Ecological Report, Historic Environment Assessment, Flood Risk Assessment, Agricultural Land report and Energy Statement.

ISSUES

2.0 ENVIRONMENTAL IMPACT ASSESSMENT

2.1 The proposal falls under Schedule 2, Part 10 (b) of the EIA Regulations 2017 (urban development projects) and exceeds the thresholds and criteria within Column 2 of Schedule 2 in that the development area exceeds 5 hectares and includes more than 150 dwellings.

2.2 An Environmental Statement (ES) therefore supports the application to evaluate the sensitivity of the site and the surrounding area, and to determine if the development is likely to have potentially significant effects by virtue of its nature, size and location.
2.3 The ES covers the following matters which are considered in the relevant subsections below:- Transport and accessibility; Noise and vibration; Air quality; Land and soils; Landscape and visual matters; Biodiversity; Cultural Heritage; Hydrology and Water Resources; Agricultural land and Socio-economic matters.

2.4 The ES has been updated following amendments to the scheme and concludes that the development would have major residual impacts post completion on the setting of Stafford Castle and on the character of the landscape and its visual amenities. In other cases the effects are considered to be minor or negligible on noise and vibration, air quality, land and soils, biodiversity and hydrology with the agricultural land experiencing a moderate adverse affect.

2.5 The applicant has attempted to design out many of the environmental effects through the layout and varied heights of the buildings in relation to the landscape topography, the creation of a green network which incorporates ecological mitigation, a sustainable urban drainage strategy and a noise attenuation strategy which have been conditioned where appropriate.

2.6 Notwithstanding the mitigation and enhancement measures that are proposed the ES also concludes that there are two positive effects from the development to users of the highway and socio-economic benefits through the provision of new housing, jobs and spending.

2.7 The Stafford Western Access Road (SWAR) does not form part of the EIA as this is the subject of a separate planning permission which was determined by Staffordshire County Council, although the effects and benefits of this transport infrastructure are considered in the ES.

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

3.0 PRINCIPLE OF DEVELOPMENT

3.1 Spatial Principle 2 in the Plan for Stafford Borough sets out a requirement for the delivery of 500 houses per year over the plan period between 2014 to 2031 which equates to 10,000 dwellings.

3.2 In turn, Spatial Principle 3 seeks to deliver the majority of future development through the Sustainable Settlement Hierarchy. Stafford Town is at the top of the hierarchy and is required to provide 70% of the annual target, 7,000 houses, under Spatial Principle 4.

3.3 To provide the majority of this housing supply policy Stafford 1 ‘Stafford Town’ identifies Strategic Development Locations (SDL’s) at the north, west and east of Stafford Town. In terms of the West of Stafford SDL this is linked to the delivery of the SWAR from Martin Drive to Doxey Road.
3.4 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 together with 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 has subsequently been approved by Stafford Borough Council.

3.5 Whilst this application forms the major portion of the West of Stafford SDL smaller parts of the SDL are in the process of being developed. These comprise the Bellway scheme to the north known as Mallards Walk, the Castleworks development, land off Mansell Close and the McCarthy and Stone scheme for assisted living and extra care retirement accommodation adjacent to the Castlefields surgery.

3.6 The Council’s Forward Planning section raise no policy objections and overall the proposal is considered to constitute sustainable development in accordance with the core aims of the National Planning Policy Framework (NPPF) and with Spatial Principles 1, 2, 3 and 4, together with Policies Stafford 1 and 3 in The Plan for Stafford Borough.

Policies and Guidance:
National Planning Policy Framework:
Paragraphs 9 and 17 – Overarching principles, Paragraphs 72 – Delivering a sufficient supply of homes, Paragraphs 127 and 130 – Achieving well designed places

The Plan for Stafford Borough – Part 1:

The Plan for Stafford Borough – Part 2:
Policy SB1 – Settlement Boundaries

4.0 INDICATIVE LAYOUT

4.1 Paragraphs 127 and 130 in the NPPF stress the importance of developments being sympathetic to local character and resisting poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

4.2 The submitted Design and Access Statement (DAS) explains how the contextual character of the site’s built surroundings and landscape topography have been assessed whereby the development has been designed around walkable
neighbourhood principles to provide a clear hierarchy of streets and routes, whilst retaining and integrating existing landscape features.

4.3 The DAS shows a Core Character Zone on the lower slopes of the site and extending along the spine road where the built form has a higher density and contemporary architectural styles. Outside of the Core Character Zone on more elevated ground levels and particularly along the southern boundary facing Stafford Castle the built form is shown as a Transition Character Zone where the there is a gradual change from the built form and architectural styles in the Core Character Zone towards more traditional design styles and open spaces giving a more semi-rural appearance.

4.4 The Design Advisor is satisfied that the development responds to the qualities and constraints of the site although amendments have been secured in the detailed Phase 1 layout to achieve a more appropriate finer urban grain and which also responds to the Council’s Design Supplementary Planning Document (Design SPD) which is explained further in Section 14 below.

4.5 The Design Advisor acknowledges that providing street tree planting within verges along the spine road in Phase 1, as advocated in the Design SPD, would have required a significant redesign of the scheme and this is accepted but only on the basis of enhanced landscape planting zones being provided along the spine road which can be secured by condition. The Design Advisor does however strongly advise that subsequent phases of the development should deliver street tree planting.

4.6 Following concerns raised by the Design Advisor, the Conservation Advisor and Historic England the layout has been amended along the southern edges of the development facing Stafford Castle. The development has been pulled back and a looser and less formal layout of buildings is now shown. Building heights do not exceed two storey in the most south eastern area and the open spaces forming the viewing cones have been adjusted to provide a greater sense of openness.

Policies and Guidance:-
National Planning Policy Framework:
Paragraph 122 – Making effective use of land, Paragraphs 124 – 130 – Achieving well designed places

The Plan for Stafford Borough – Part 1:
N1 - Design
Design - Supplementary Planning Document

5.0 LANDSCAPE CHARACTER AND VISUAL IMPACT

5.1 Paragraph 127 in the NPPF states, amongst other things, that developments should function well and add to the overall quality of an area; are sympathetic to local character and history, including the surrounding built environment and landscape setting. In turn, policies N1 and N8 reiterate these principles.
5.2 A Landscape Visual Impact Assessment (LVIA) accompanies the application which assesses the impact of the development on landscape character and the visual amenity of the site and its surroundings.

5.3 In terms of landscape character the site lies within two sub-regional Landscape Character Types (LCT) identified in Staffordshire County Council’s ‘Planning for Landscape Change’ Supplementary Planning Guidance. The southern part is located within the ‘Settled Farmlands’ LCT whilst the northern portion lies within the ‘Ancient Clay Farmlands’ LCT and in both cases new woodland planting is seen to provide mitigation to the landscape. The ‘Planning for Landscape Change’ document also looks at landscape quality where landscape maintenance and restoration are identified to be the relevant policy zones.

5.4 Whilst the LVIA identifies the site to have key characteristics of the local landscape some of its features are considered to be in a relatively poor condition, such as gappy hedgerows resulting from modern agricultural practices, together with detracting urbanising features such as the electricity pylons. The visual appraisal also acknowledges the site’s physical and visual separation from the agricultural landscape beyond the M6 motorway to the west. The site’s strong visual association with Stafford town is also recognised given its close proximity to the urban edge and sloping topography towards the town.

5.5 The LVIA identifies twelve public vantage point visual receptors which are represented through 12 photo viewpoint locations within and around the site. From Stafford Castle to the east (view point 10) the woodland around the castle is shown to filter views into the site, whilst longer distance views, including those from Berry Hill to the south west (view point 12), are limited due to the surrounding undulating topography of the landscape. Views from the west beyond the M6 from the edge of Derrington (view point 11) show the site screened by topographical vegetation. From the northwest at the bridge over the M6 at Aston Bank, (view point 6) the site is partly screened by the M6 embankment and vegetation, although from the north east at The Drive at Doxey (view point 7) there are more open views of the site.

5.6 The LVIA acknowledges that surrounding residential properties would experience a significant impact one year after completion with this remaining for properties on the western edge of Castlefields and Hill Farm. Properties to the northern and eastern boundaries are considered to have a lower long term impact due to the layout seeking to retain existing landscape features, the inclusion of vegetation buffers and building heights. Similarly, public rights of way are identified to experience significant effects due to the change in the character of the area from a predominantly agricultural landscape to an urban environment.

5.7 The LVIA also assesses cumulative impacts in terms of developments which are currently under construction or have recently been granted planning permission but in combination these are considered to be limited with being seen as a new urban edge to Stafford, which would be limited physically and perceptually by the M6 Motorway and higher ground to the south towards Stafford Castle.
5.8 Overall, the LVIA concludes that the proposal would significantly affect the landscape character of the site given the change from an agricultural landscape to a residential built form with the unavoidable loss of some characteristic landscape features. Whilst the LVIA notes that strategic landscape planting and open areas would provide mitigation it acknowledges that significant impacts would inevitably result to some residential properties and public rights of way both within and in close proximity to the site. However, once completed the development would be seen as an expansion of the existing urban edge of Stafford which would not significantly affect the landscape character of the wider area due to intervening development, vegetation and topographical screening

5.9 In assessing the conclusions of the LVIA it is accepted that the impact of the proposal on the site’s landscape character and visual amenities would be significant and although these reduce with distance a range of residual effects from minor to major would still result even after mitigation. However, in weighing up this harm it has to be accepted that this is an allocated strategic development location for up to 2,200 dwellings where a degree of change will be inevitable from a proposal of this scale and nature despite the form of the development respecting the landscape topography.

Policies and Guidance:-

National Planning Policy Framework:
Paragraph 127 – Achieving well-designed places, Paragraph 171 - Conserving and enhancing the natural environment

The Plan for Stafford Borough – Part 1:
Policy N8 – Landscape Character

Staffordshire County Council Planning for Landscape Change’ Supplementary Planning Guidance

6.0 HERITAGE CONSERVATION

6.1 Section 16 of the NPPF and specifically paragraphs 193 to 196 require detailed consideration to be given to the impact of developments on heritage assets and that where harm is necessary these should be outweighed by public benefits. Policy N9 deals with the historic environment in general and requires that development proposals sustain and where appropriate enhance the significance of heritage assets and their setting, and that all potential harm to the significance of a heritage asset, including its setting, requires clear justification. Policy Stafford 3 also recognises the importance of the setting of Stafford Castle together with the sight lines to St Mary’s Church in Stafford town centre.

Designated heritage assets

6.2 Stafford Castle is located approximately 250m to the south of the site and is both a scheduled monument and grade II listed building. A further 23 listed buildings are located within 1km of the site, including St Mary's Church which is 370m to the south.
6.3 The elevated position of Stafford Castle makes it both a prominent and dominant feature in the landscape. The ES concludes that the proposal would have a major impact on the setting of the Castle and this is acknowledged by Historic England. However, the setting of Stafford Castle was acknowledged when allocating the site in the Local Plan as the Stafford West concept diagram shows the site having a transitional area extending to the south towards the Castle.

6.4 Following concerns raised by Historic England and the Conservation Advisor the scheme has been amended to reduce indirect impacts on the setting of Stafford Castle. Adjustments have been made to the layout and built edge of the development to the south / south west. Two and a half storey buildings have also been removed from the southeast corner of the site and justification has been provided about the need for the three storey buildings behind the noise attenuation bund for mitigation reasons. A more comprehensive landscaping treatment with the adjoining golf course extension on the southern boundary is also recognised to be important and this can be secured by condition. The applicant has also agreed to produce a Conservation Management Plan for Stafford Castle together with the provision of heritage boards within the site which can also be secured by conditions. On this basis Historic England raise no objection in principle but subject to the clarification of timescales and how improvement works to the Castle would be secured and funded. Whilst the timescale for the production of the Stafford Castle Conservation Management Plan can be secured at an appropriate trigger point in the construction phase by condition section 16 below explains that due to financial viability reasons any associated funding is unable to be secured at this stage.

6.5 In weighing up the extent of the harm to Stafford Castle, subject to relevant mitigation measures being secured, it is considered that less than substantial harm would result. In such cases paragraph 196 of the NPPF requires the public benefits of the proposal to outweigh such harm which this proposal is considered to achieve from the amount of new housing being provided and the associated jobs and spending.

Archaeology

6.6 Staffordshire County Council Archaeology generally support the conclusions of the submitted Historic Environmental Assessment and whilst acknowledging the scheme’s impact upon a number of heritage assets it is considered that these can be mitigated through the preparation of a Historic Environment Management Plan which can be secured by condition. In the event of unexpected and significant archaeological remains be encountered a separate Written Scheme of Investigation is then recommended.

Policies and Guidance:-
National Planning Policy Framework:
Paragraphs 193 – 199 - Conserving and enhancing the historic environment

The Plan for Stafford Borough – Part 1:
Policy N9 – Historic Environment
7.0 TRANSPORT AND ACCESS

7.1 Policy T1 sets out criteria for the delivery of a sustainable transport system and in turn Policy Stafford 3 sets out a number of key requirements for the delivery of transport infrastructure for the SDL which includes a transport and travel plan strategy.

7.2 In conjunction with the new road layout a pedestrian and cycle network is proposed through the site incorporating existing rights of way. A Travel Plan also supports the application.

7.3 The submitted Transport Assessment (TA) examines nine key junctions based on their proximity or importance in relation to the operation of the SWAR. The TA concludes that the SWAR will result in some redistribution of traffic across the town but in most cases the SWAR is forecast to preserve or enhance conditions. Additionally, the TA forecasts the development to deliver short to medium term benefits at Junction 14.

7.4 The Highway Authority raise no objection subject to a number of conditions including the provision of a Constructional Environmental Management Plan (CEMP). Similarly, Highways England raise no objection.

7.5 The access linking the southern and northern portions of the site over the Way for the Millennium is within the outline element therefore whilst the applicant has confirmed that this will be a level grade crossing the detailed arrangement of the crossing would be the subject of any reserved matters application. Similarly, details of the ramps to either side of the existing bridge over the Way for the Millennium and the amended vehicular access to Hill Farm would be considered under future reserved matters applications.

Public rights of way

7.6 Policy Stafford 3 seeks to integrate neighbourhoods within the development and link them to existing areas by taking account of the existing Public Rights of Way (PRoW) which straddle the site.

7.7 It is proposed to divert a section of the bridleway (Stafford 39) to follow the route of Stafford 61 and 57 before rejoining Stafford 39, whilst segregating the existing Hill Farm vehicular access. When considering revisions to an existing right of way Circular 1/09 advises that any alternative alignment should avoid the use of estate roads and preference should be given to the use of made up estate paths through landscaped or open space areas away from vehicular traffic. Also, conditions should not be used to obtain consent to stop-up or divert a right of way before development commences as this duplicates separate statutory procedures.

7.9 The County Council Public Rights of Way Officer raises no objection to the proposal but highlights that the grant of planning permission does not entitle developers to obstruct, divert or extinguishment a right of way. This advice can be carried forward as an informative to any grant of consent. The Ramblers Association also raise no objection.
8.0 NOISE AND VIBRATION

Noise

8.1 Policy N1 requires the design and layout of developments to take account of noise. The submitted Noise Assessment (NA) identifies existing daytime and night-time sound levels across the site using a combination of noise surveys, noise modelling software and traffic flow data from the Transport Statement.

8.2 Traffic using the M6 Motorway is identified as the main source of sound affecting the site and the NA recommends mitigation measures to achieve acceptable internal and external noise levels for the new dwellings. Internal noise levels will need to achieve between 30dB and 35dB with private garden areas not exceeding 55dB. The proposed mitigation measures include:-
- 180m standoff from the M6 motorway;
- The construction of an acoustic barrier up to 6m high to screen the development from the M6 motorway;
- Layout design with corner blocks facing roads to avoid significant gaps and three storey dwellings in the most western areas of the site;
- Installation of 1.8m garden fencing at certain plots;
- Appropriate glazing, acoustically attenuated ventilation and building fabric.

The Environmental Health Officer (EHO) and Highways England are satisfied with the conclusions of the NA but subject to these being secured by condition. Additionally, both the applicant and the EHO confirm that noise reflections from the acoustic barrier back to Hill Farm would not result as this would be factored into the design of the bund.

8.3 As the proposed development will lead to increased traffic flows on local roads during construction and post completion an assessment of any changes in sound levels from development-related traffic has been undertaken. The EHO is satisfied with the conclusion of the assessment but considers that construction noise will need to be mitigated by appropriate conditions. Therefore, in addition to securing measures within a CEMP stand alone conditions are recommended to secure a Noise Management Plan and hours of operation.
8.4 The submitted ES is unclear about whether drilling or piling works that would lead to significant vibration are required. On this basis it is considered reasonable to attach a condition to secure the method of any piling and/or drilling works given the proximity of residential properties and particularly those to Phase 1 of the scheme.

**Policies and Guidance:**
National Planning Policy Framework:
Paragraphs 170 and 180 - Conserving and enhancing the natural environment

9.0 **AIR QUALITY**

9.1 The submitted Air Quality Assessment models the period up to 2033 using projected traffic flow data and 2017 emissions data and looks at concentrations at sensitive receptors (houses) within 350m of the site boundary on Martin Drive, Doxey Road, Redgrave Drive and Newport Road. A further report has also been submitted which assesses the M6 Smart Motorway widening. The reports conclude that development related traffic will not lead to a significant adverse impact on air quality at existing receptors in the vicinity of the proposed development and so mitigation will not be required to reduce or offset traffic emissions.

9.2 The ES also assesses the impact of dust from the proposed development in its construction and operational phases. The potential for dust during the construction phases is identified and particularly for existing dwellings located 20m from the development site. It is therefore recommended that these be mitigated through appropriate controls which are set out in the submitted Dust and Air Mitigation measures which include a Dust Management Plan. The EHO agrees with the conclusion of the Air Quality Assessment which can be secured by condition.

**Policies and Guidance:**
National Planning Policy Framework:
Paragraph 170 and 180 - Conserving and enhancing the natural environment

10.0 **LAND AND SOILS**

10.1 The Site Investigation report identifies elevated levels of arsenic in peat deposits in the north eastern area of the site which will require a 500mm capping layer where houses are not proposed. A foot and mouth animal burial pit is also recorded on the site although site investigations have not determined its precise location. The Environment Agency (EA) also acknowledges a number of areas of land to the north of the proposed area of development that have been used as previous landfill. The EA therefore recommend a condition to secure a remediation strategy, site
investigation scheme and verification plan to address these issues. The EHO also recommends a further condition to secure the verification of the removal of any peat where houses are to be built and the suitability of inert fill to avoid ground gas protection measures being required.

**Earth movement**

10.2 Whilst it is understood that excess material from the cut and fill works on Phase 1 will be used in the formation of the acoustic bund it is not known if this material is to be deposited directly in the bund area, or whether it will be temporarily stored in other areas on the site. Given the anticipated phasing of the development and 18 year construction period it is considered reasonable to control on-site earth movement via a condition which also includes mitigation measures to address potential dust suppression to surrounding residential properties and the M6 Motorway, material runoff to the M6 Motorway and the safeguarding of water quality to the Doxey Marshes Site of Special Scientific Interest (SSSI).

**Agricultural land**

10.3 Natural England acknowledge that the site comprises of 50 ha of ‘best and most versatile’ agricultural land (Grades 1, 2 and 3a) and note that approximately 24 ha of the development is proposed for open space and green infrastructure. Natural England therefore recommend a condition to secure a Soil Resources and Management Plan to identify the existing soil resources on site, the on-site re-use of displaced soil and the sustainable disposal of surplus soil. This can be attached to any grant of consent.

**Utilities**

10.4 Overhead power lines extend across the eastern portion of the site. Phase 1 therefore incorporates an easement along the alignment of the powerlines of between 21m-25m where no buildings are proposed. Cadent, formerly National Grid, raise no objection to this arrangement, although Western Power Distribution have not provided comments.

10.5 The submitted Site Investigation Report also acknowledges the presence of a medium pressure gas pipeline beneath the Way for the Millennium which Cadent have confirmed. In view of the spine road crossing the Way for the Millennium comments from Cadent can be attached as an informative to any grant of consent for the applicant to contact Cadent to ascertain whether works will be required to the pipeline.

**Policies and Guidance:**

National Planning Policy Framework: 
Paragraphs 170, 178, 179 and 180 – Conserving and enhancing the natural environment

The Plan for Stafford Borough – Part 1: 
Policy N4 – The Natural Environment and Green Infrastructure
11.0 FLOOD RISK AND DRAINAGE

11.1 Policy Stafford 3 requires a comprehensive drainage scheme to be delivered to enable the development of the SDL to include measures to alleviate flooding downstream on Doxey Brook and tributaries to the River Sow.

Flood Risk

11.2 The site is located predominantly in flood zone 1 which has the least likelihood of flooding. The submitted Drainage Strategy concludes that infiltration drainage is not feasible therefore a network of surface water sewers is proposed to collect runoff. Surface water is proposed to be managed to mimic surface water flows arising from the undeveloped site with the site being subdivided into three catchments with six attenuation basins. Micro drainage calculations provide water storage volumes for each catchment which then have separate controlled outfall discharge rate.

11.3 Following an initial objection from the EA a revised Flood Risk Assessment has been submitted which includes a hydraulic remodelling study to establish the precise extent of flooding from Doxey Brook to the north. The study confirms that a small section of the site’s northern parcel would be covered by flood zones 2 and 3 which is to be kept free from development to which the EA now raise no objection. Severn Trent Water raise no objection to the drainage strategy and comments from the Sow and Penk Internal Drainage Board can be attached as an informative to any grant of consent. The Lead Local Flood Authority also raise no objections subject to a condition to secure a refined network design and supporting calculations for attenuation volume and discharge rates.

Foul water drainage

11.4 Investigations show that no public sewers lie within the site and low land levels to the south west and north west mean that localised pumping stations will be required with the final outfall being to existing foul sewers in Martin Drive. Severn Trent Water raise no objections subject to a condition to secure the satisfactory disposal of foul and surface water flows.

Policies and Guidance:-
National Planning Policy Framework:
Paragraphs 155, 156 and 163 - Meeting the challenge of climate change, flooding and coastal change

The Plan for Stafford Borough – Part 1:
Stafford 3 – West of Stafford, Policy N2 – Climate Change

12.0 ECOLOGY

12.1 Paragraph 170 in the NPPF advises that planning decisions should, amongst other things, minimise the impacts on and provide net biodiversity gains. In turn, provision (ix) of Policy Stafford 3 seeks to protect nature conservation interests including the Doxey Brook and the Doxey Marshes SSSI.
Protected species

12.2 A number of ecological surveys were undertaken in 2015 together with update surveys in 2017 where badgers, Great Crested Newts (GCN) and bats were recorded on the site. It is therefore recommended that during the construction phase mitigation measures for each species are included within a Construction and Environmental Management Plan. In terms of the completed development mitigation for bats include bats roost features and tree planting with GCN and badger mitigation measures including appropriate commuter crossings within the landscape strategy. The management of retained and new habitats would then be implemented and monitored through a Landscape and Ecological Management Plan. The Biodiversity and Ecology Officer is satisfied with recommendations set out in the ES and also when Natural England’s Standing Advice is applied. The Biodiversity and Ecology Officer is also satisfied that the development would result in a slight biodiversity gain of approximately 3.5% providing the mitigation measures are implemented.

Derogation tests

12.3 European protected species are protected under the European Habitats Directive and are also separately protected under the Wildlife and Countryside Act 1981. The Directive is then implemented under the Habitats Regulations and when dealing with European protected species local planning authorities are defined as a ‘competent authority’ and therefore have a statutory duty to take the regulations into account when reaching a planning decision. Derivations from this protection on European protected species are only allowed in certain limited circumstances and subject to the following ‘derogation tests’ being met. The activity to be licensed must be for imperative reasons of overriding public interest or for public health reasons; there must be no satisfactory alternative, and favourable conservation status of the species must be maintained. The Biodiversity and Ecological Officer considers that subject to the submitted mitigation measures being followed the derogation tests can be satisfied.

Statutory Designated Sites

12.4 Criterion (ix) of Policy Stafford 3 seeks to protect the nature conservation interest of the Doxey and Tillington Marshes SSSI as this is situated 1 km to the north of the site and is managed by Staffordshire Wildlife Trust. The north east section of the site is hydrologically and ecologically connected to the SSSI via drains and ditches which flow into the Doxey Brook and then into the marshes. To prevent siltation and contamination of watercourses during the construction phase and given the connectivity of the site to the SSSI the ES recommends that the SuDS drainage attenuation ponds are constructed at the earliest opportunity for each relevant phase of the development. Post completion it is considered that there is unlikely to be any significant change to water quality within the SSSI. Natural England raise no objection but require conditions to secure a Construction Environmental Management Plan including mitigation measures to the protect the SSSI against incidents of pollution, spill and sediment run-off during construction, together with a surface water drainage scheme to provide adequate treatment and control of surface water discharge to the SSSI. Whilst the Staffordshire Wildlife Trust manage the SSSI no comments have been received.
12.5 The Cannock Chase Special Area of Conservation (SAC) is located approximately 6.9 km to the south east of the site. Natural England consider that without appropriate mitigation the proposal would have an adverse effect on the Cannock Chase SAC and therefore require a financial contribution of £159 per dwelling together with a condition to secure Welcome Packs to promote education and awareness of recreation resources and designated sites to new home owners. The Local Planning Authority has also undertaken a Habitat Regulations Assessment (HRA) in relation to the SAC as the ‘competent authority’. The HRA has been submitted to Natural England who raise no objections.

Trees and hedgerows

12.6 The site contains a number of trees protected under Tree Preservation Orders (TPOs) 434 (2006) and 604 (2016). The submitted Arboricultural Impact Assessment (AIA) follows an original tree and hedgerow survey in 2014 and an updated survey in 2017. The AIA identifies a total of 100 individual trees, 35 groups of trees and 58 hedgerows totalling 193 features of which 35 would require removal and a further 13 requiring a breach or size reduction.

12.7 The Tree Officer is satisfied with the number and category of trees and hedgerows to be removed but notes potential impacts on trees 94, 150 and 169 in Phase 1 and particularly the need for protective fencing and ground protection measures in these instances. In terms of the wider site the Tree Officer raises concerns about the bund construction being particularly close to tree T40 which is a Category ‘A’ tree and that there should be a clear separation between all related construction activity and this tree. This matter will therefore need to be addressed at the relevant reserved matters stage and consideration given to tree protection conditions which will be added to any grant of consent.

Policies and Guidance:-

National Planning Policy Framework:
Paragraphs 170 and 175 - Conserving and enhancing the natural environment

Government Circular 06/05: Biodiversity and Geological Conservation – Statutory Obligations and their impact within the Planning System

The Plan for Stafford Borough – Part 1:
Stafford 3 – West of Stafford, Policy N4 – The Natural Environment and Green Infrastructure, Policy N5 – Sites of European, National and Local Nature Conservation Importance

13.0 PUBLIC OPEN SPACE AND LANDSCAPING

13.1 Provisions (xi) and (xix) of Policy Stafford 3 require the provision of a network of multifunctional green infrastructure together with a destination park and Multi Use Games Area (MUGA).
Public open space

13.2 The destination park would amount to 1000 square metres with other play areas throughout the wider development consisting of 500 square metres. A MUGA is shown adjacent to the community centre and school whilst the development also accommodates two community orchards and an allotment. Green infrastructure across the site also consists of primary and secondary open spaces which are interconnected with green corridors including a trim trail route.

13.3 The Sport and Outdoor Leisure Policy Officer is satisfied with the quantum of open space provided with this actually exceeding the policy requirement. The legal obligation and conditions will secure the quantum of open space including the allotment and two community orchards, equipped play facilities and times scales for their delivery.

Policies and Guidance:-
National Planning Policy Framework:
Paragraphs 96 and 97 – Promoting healthy and safe communities

The Plan for Stafford Borough – Part 1:
Policy C7 – Open Space, Sport and Recreation

14.0 DETAILED PHASE 1 ELEMENT

Design approach and urban form

14.1 Guideline 1 in the Design SPD recommends a range of street widths together with building height to street width ratios depending upon the street hierarchy which the development achieves.

14.2 Phase 1 contains nineteen house types with dwellings having more contemporary architectural styles along the spine road and more traditional designs extending to the south. In terms of the overall urban form the Design Advisor has secured amendments to achieve a more appropriate finer urban grain and which also responds to the Council’s Design SPD. For instance, to avoid disrupting the natural flow between streets and appearing as unnecessary visual stops some units which initially stepped significantly forward of prevalent building lines have been pulled back. Dwellings which occupy key locations also have an enhanced material / detail treatment as an addition to the standardised house types.

14.3 Whilst site and internal boundary lines to individual plots are shown on the layout plan their specific treatments are not given so these will be secured via a condition. As part of the noise mitigation strategy the installation of 1.8m fencing will be required along the western edge of Phase 1 extending to the north of the spine road to plots 30 and 31. The fencing also extends to the south of the spine road before wrapping around the rear of plots 202 to 206. The Design Advisor raises no concerns to this boundary treatment.
14.4 The Police Crime Prevention Design Advisor considers that the destination park is too far-away from any dwellings to contribute to good natural surveillance. The Design Advisor does however note that the park will benefit from natural surveillance with being adjacent to the principal entrance to the development and given the proximity of plots 19 to 23 and 47 to 51. Furthermore, the Sport and Outdoor Leisure Policy Officer acknowledges that whilst it is generally recommended that main open spaces within new developments should be centrally located in this case due to existing site constraints such as peat the park is located to the top north-east of the site. On this basis the location of the destination park is considered to be acceptable.

Policies and Guidance:-
National Planning Policy Framework:
Paragraph 122 – Making effective use of land, Paragraphs 124 – 130 – Achieving well designed places

The Plan for Stafford Borough – Part 1:
N1 - Design
Design - Supplementary Planning Document

Residential amenity

14.5 The Design SPD and criteria (e) of Policy N1 of the Plan for Stafford Borough require design and layout to take account of adjacent residential areas and existing activities.

14.6 Guideline 2 in the Design SPD recommends a distance of 21m between the rear elevations of proposed dwellings to achieve an appropriate degree of privacy which the development achieves. Guideline 3 also suggests that 2 and 3 bed houses have areas of private amenity space of 50 and 65 square metres respectively which the development also achieves.

14.7 In terms of the proposals relationship with existing dwellings on the Castlefields estate a section drawing is submitted showing separation distances and ground level differences between existing residential properties along Mayock Crescent, Lara Close and Lineker Close to the proposed development. The most notable ground level differences are shown between the proposal and 10 and 17 Lara Close, and 18 Mayock Crescent. In each case, existing properties are on higher ground with the boundary between these properties and the site comprising a notable step.

14.8 Guideline 2 in the Design SPD recommends a separation distance of 21m between existing and proposed principal frontages. No dwellings in the scheme have principal frontages facing properties on the Castlefields estate. Furthermore, whilst the closest distances result between numbers 10 and 17 Lara Close and plots 111 and 122 (16.5m and 7.4m respectively) no principal windows are affected. Additionally, Number 17 Lara Close is offset in relation to Plot 112. The house types adjoining the boundary with properties along Mayock Crescent, Lara Close and Lineker Close also have hipped roofs to mitigate their massing and a 5m intervening landscape buffer is provided along this part of the eastern boundary of
the site to again mitigate the impact of the proposal on the residential amenities of existing occupiers. The landscape buffer would be secured as part of the overall landscaping scheme and the maintenance responsibility would be set out within the Section 106 Agreement.

**Policies and Guidance:-**

National Planning Policy Framework:  
Paragraph 127 - Achieving well designed places

The Plan for Stafford Borough  
Policy N1 - Design  
Design - Supplementary Planning Document

**Access and parking**  
14.9 A mixture of detached garages and open parking spaces are shown throughout the development with plots 63 and 64 having the only attached garages.

14.10 The Highway Authority are satisfied with the general access arrangement and a condition can ensure the construction arrangement for the vehicular link from the cul-de-sac from Redgrave Drive is for emergency use only.

14.11 Local plan car parking standards require 2 spaces for dwellings with up to 3 bedrooms and 3 spaces for those with four or more. Forms other than those above (terraced units) with up to 2 or 3 or more bedrooms also require 1 and 2 spaces plus 1 space per 4 dwellings respectively. The proposal satisfies these standards with the apartment block forming plots 210 to 221 having 24 spaces which results in an over provision of 9 spaces.

**Policies and Guidance:-**  
National Planning Policy Framework:  
Paragraphs 105 and 106 – Promoting sustainable transport

The Plan for Stafford Borough – Part 1:  
Stafford 3 – West of Stafford  
T1 - Transport  
T2 - Parking and Manoeuvring Facilities  
Appendix B - Parking Standards

**15.0 PLANNING OBLIGATIONS**

15.1 Infrastructure contributions sought from this development are set out below. Section 16 then assesses the financial viability of the scheme when all relevant contributions are taken into account and then concludes on what type and level of contribution can be reasonably justified.

Stafford Western Access Road (SWAR)  
15.2 Criterion (xiii) of Policy Stafford 3 supports the delivery of the SWAR and associated transport improvements and specifically by providing Phase 1 from Martin Drive to Doxey Road. The submitted TA states that the proposal will contribute £15,000,000 towards the provision of the SWAR.
Bus service
15.3 The Highway Authority are requesting a £594,976 subsidy for a new bus service to link the development to the town centre.

15.4 Castle Street and Railway Street works
Highway improvement works to Castle Street and Railway Street will total £50,000.

Travel plan monitoring
15.5 The Highway Authority are requesting Travel Plan monitoring fee of £11,325.

Affordable housing
15.6 Policies C2 and Stafford 3 require housing developments of more than 12 dwellings within Stafford to provide 30% affordable housing of which 80% should be social rent and 20% intermediate. The Phase 1 element should therefore provide 132 affordable units with a total of 450 for the whole development of 1500 dwellings.

Sports provision
15.7 The Sport and Outdoor Leisure Policy Officer is requesting the following financial contributions in line with the recommendations of Sport England:
- Sports Halls £557,234
- Swimming Pools £600,888
- Artificial Grass Pitch £91,875

15.8 Public open space provision
Works to the value of £1,373,360.25 are sought from the Sport and Outdoor Leisure Policy Officer.

Education
15.9 Provision (xviii) of Policy Stafford 3 requires the provision of a new primary school together with financial contributions to support additional capacity with new provision at existing secondary schools.

15.10 A school is shown in phase 2 and is intended to be delivered in 2025. In addition to 1.93 ha of land for the primary school the Schools Organisation is requiring a financial contribution of £4,894,946 towards the build cost of the new primary school. A further contribution of £5,891,472 is also sought towards the new secondary school on the North of Stafford SDL to address demand from both the West of Stafford and North of Stafford SDL developments.

15.11 Stafford Castle Conservation Management Plan
A condition will secure a conservation management plan up to a sum of £15,000.

Health and Social Wellbeing
15.12 Provision (xxi) Policy Stafford 3 requires primary health care provision to be delivered by increased capacity through master planning. The Clinical Commissioning Group has not responded and no financial contribution is sought.
15.13 Policy N6 and criterion (x) of Policy Stafford 3 require measures to mitigate the impact of the development on the Cannock Chase Special Area of Conservation (SAC). Since the development falls within 8km of the SAC Natural England are requiring a standard contribution of £159 per dwelling totalling £238,500.

16.0 FINANCIAL VIABILITY

16.1 The Council commissioned the District Valuation Service (DVS) to independently assess the financial viability information submitted by the applicant. The DVS has confirmed that the payment of all of the infrastructure contributions / provision would render the scheme unviable.

16.2 The Council has subsequently asked DVS to undertake sensitivity analysis to determine what level of infrastructure contributions / provision could be provided without the scheme being unviable. Based on this information the applicant made an offer to the Council, and a negotiated agreement has resulted in a proposal which DVS confirm is the maximum contributions / on-site provision that can currently be achieved whilst retaining a viable development.

The proposal results in total financial contributions / on-site provision (excluding affordable housing) to the value of £28,504,023, comprising:

- Stafford Western Access Road (SWAR) £15,000,000
- Castle Street and Railway Street works £50,000
- Travel plan monitoring £11,325
- Sports provision £1,249,997
  - Sports Halls
  - Swimming Pools
  - Artificial Grass Pitch
- Public open space provision £1,152,783
- Education
  - Primary school £4,894,946
  - Secondary school £5,891,472
- Stafford Castle Conservation Management Plan £15,000
- Cannock Chase Special Area of Conservation £238,500

16.3 In addition 24 affordable houses comprising 80% social rent and 20% intermediate would be provided as part of phase 2 of the development.

16.4 The development would be subject to a re-appraisal of viability at 5 stages in the development which would approximate to every 250 houses. The financial contributions and on-site provision listed in 16.2 will not reduce, nor will the number of affordable houses listed in 16.3 as a result of future re-appraisals of viability, but depending on sales values and costs at the time of each appraisal it could result in additional affordable houses being provided or money being available to implement any recommendations of the Stafford Castle Conservation Management Plan.
Policies and Guidance:-
National Planning Policy Framework:
Paragraphs 54 and 56 – Decision-making

The Plan for Stafford Borough – Part 1:
I1 - Infrastructure Delivery, Stafford 3 – West of Stafford, C2 - Affordable Housing,
C7 - Open Space, Sport and Recreation, N6 - Cannock Chase Special Area of
Conservation (SAC)

17.0 CONCLUSION

17.1 The proposal forms a hybrid application with outline permission sought for the
construction of up to 1,500 dwellings on the overall development site with full
details submitted for Phase 1 of the scheme for 442 of the total number of houses
to be provided. The application forms the major portion of the West of Stafford SDL
and as such is in accordance with the Plan for Stafford Borough. Contributions
have been sought, subject to the financial viability of the scheme, to ensure the
delivery of necessary infrastructure where the scheme remains policy compliant.
Conditions are also recommended to ensure that appropriate mitigation measures
can be achieved.

17.2 The development will result in major residual impacts post completion on the
character of the landscape and its visual amenities, together with the setting of
Stafford Castle. The retention of existing features and supplementary landscape
planting is however intended to augment the site’s green infrastructure to provide
mitigation in line with the landscape character policy objective zones of landscape
maintenance and restoration within which the site is set.

17.3 In balancing the harm resulting from the proposal it has to be accepted that this is
an allocated strategic development location for up to 2,200 dwellings where a
degree of change will be inevitable from a proposal of this scale and nature. In this
context the impact on the setting of Stafford Castle is acknowledged although in
weighing the extent of the harm against the public benefits arising from the
development these are considered to outweigh the less than substantial harm to
this heritage asset.

17.4 In conclusion, it is considered that planning permission should be granted subject to
conditions to secure necessary mitigation measures to make the proposal
acceptable and for these to contain monitoring measures in respect of the future
financial viability of the scheme, ground contamination, landscaping and ecological
issues. In terms of landscaping and ecology which are somewhat interrelated the
LEMP will not only contain provisions to secure appropriate mitigation measures
but any remedial actions that may potentially arise. The above monitoring
measures are also not intended to duplicate responsibilities under other legislation.
CONSULTATIONS

Summaries of the comments made by technical consultees are listed below where these relate to the final comments and conclusions explained in the above subsections. All consultee comments submitted on this application are available to view on the Council’s Public Access website.

Forward Planning
Officer Assessment – Key Considerations
The proposed development forms part of Policy Stafford 3 – Land West of Stafford Strategic Development Location identified in the Plan for Stafford Borough (June 2014) for 442 as part of Phase 1 of a total proposal for 1,500 new homes. Furthermore provision of new houses at this location is entirely in accordance with the adopted Plan for Stafford Borough, as part of the Stafford West Strategic Development Location. Therefore in terms of the local context the principle for delivering this proposal has been established through Policy Stafford 3 – Land West of Stafford and therefore it is considered that the proposed development would be of an appropriate scale and would not adversely affect adjacent uses through its design or the increased level of housing.

Master Planning
In accordance with Policy Stafford 3 a master plan for land west of Stafford was agreed with the Council in March 2015 and this application provides a hybrid master plan for the proposed development area, supported by updated evidence to demonstrate delivery in accordance with Policy Stafford 3 regarding site constraints and viability.

Housing
The proposed development would contribute up to 1,500 new homes which will be a significant element of the wider housing provision to the delivery of 2,200 new homes for Policy Stafford 3. New extra care or specialist housing provision is currently under construction on another part of the Land West of Stafford has made a significant contribution towards this type of housing.

Affordable Housing
The Plan for Stafford Borough in Policy C2 requires developments of 12 or more units in Stafford to provide 30% affordable housing, which would therefore be required for this development. However Policy C2 also states that developers will be expected to provide an independent economic viability assessment if a lower figure is being advocated. Furthermore Policy C2 set out the requirement for affordable units to be clustered in small groups of up to 15 homes distributed across the development rather than in a single area, and that their appearance should be indistinguishable from that of open market homes. Furthermore paragraph 64 of the revised NPPF requires that at least 10% of the homes are to be available for affordable home ownership unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.

Environment
In line with Policy Stafford 3 the proposed development will provide a drainage scheme to alleviate surface water and foul drainage issues, whilst meeting the requirement for a network of multi-functional green infrastructure based on existing on-site features.
Provision should be made towards mitigation measures for the Cannock Chase Special Area of Conservation to meet the requirements of Policy N6. Policy Stafford 3 also requires development to retain and enhance existing hedgerows and tree lines and mitigation for the proposed impact on these natural features within the site which need to be agreed and delivered through the development proposals.

**Infrastructure**
Policy Stafford 3 requires that a range of infrastructure provision is delivered through this Strategic Development Location and its constituent proposed development schemes. Within the context of transport provision, the development must support the delivery of the Western Access Improvements and associated transport improvements, specifically providing Phase 1 from Martin Drive to Doxey Road. Furthermore there is the requirement to maximise non-car transport modes alongside access points and construction access arrangements. Due to the scale of the proposed development there is the requirement to make provision for a neighbourhood centre together with a new primary school and a financial contribution for secondary education. Key elements of utilities infrastructure are included within the proposed development in order to deliver telecommunications, electricity and water resources. Furthermore the proposed development needs to achieve the provision of a Destination Park with associated facilities and meet open space, sport and recreation requirements as part of the delivery approach.

**Conclusions**
The proposed development is part of the west of Stafford Strategic Development Location. The proposed development accords with Spatial Principle 7, Policy Stafford 1 – Stafford Town and Policy Stafford 3 of the Plan for Stafford Borough.

Whilst a number of other factors and consideration will need to be taken into account when determining this planning application, the planning policy advice is to approve this proposed development subject to the delivery of strategic infrastructure and provision of affordable housing.

**Design Advisor**
While the overall disposition and layout of the development responds well to the specific qualities and constraints of the site, a number of modifications have been made to bring about tangible improvements to the character and quality of the finer grained aspects of the scheme.
There were several locations where development had crept into the “viewing cones” on the southern edges of the development which substantially constricted and disrupted the sense of openness between these spaces. This concern has now been sufficiently mitigated by the removal of the identified infringements.

Some individual units within the layout stepped significantly forward of the prevalent building line, or occupied corner plots too close to the carriageways most of which were considered to interrupt and fragment the structure and spatial enclosure of the street scenes unnecessarily, and in the case of corners particularly, disrupt the natural flow of space between one street and another, and often appearing more as visual stops in the street scenes rather than as attractive and inviting framing devices. The latest plans are considered to be an acceptable compromise where the most offensive examples have been adequately dealt with, but some examples of this have been retained.
The proposals now includes a more substantial contemporary “quarter” to the area around the local centre and primary school and this more successfully adds richness and diversity to the developments overall character.

The application of an “enhanced material/detail” to those properties occupying the “thresholds” and other key locations/frontages in the site was considered an important addition to the standardised house types in order to lift the overall impression of the development. This is now reflected in the “Built Character and Precedent References section of the revised D&AS

The edges facing the castle, while providing predominantly the larger detached units and thus delivering a lower density, previously didn’t appear noticeably looser in grain than other areas of the layout. The latest iteration of the layout plan has sufficiently addressed this concern and is a substantial improvement to the scheme.

Primary Route – The stated width parameters provide a minimum offset of just under 16m between frontages. If this narrowest condition is exceptionally the case, then it may just possibly be acceptable, but this would need a robust mechanism to restrict its application to most of the length of the route.

It had always been intended that the primary and secondary streets within the layout would be provided with street tree planting and this is now a requirement within the recently adopted design SPD. The proposal to include street tree planting within private front garden space was considered unacceptable as it provided no certainty that the trees would be retained, particularly beyond the 5 year planning condition period.

The position of the applicants was that to provide verges and street tree planting within the public realm would necessitate significant re-design of not only the primary route itself but also of the development blocks adjacent to the primary route and that this would inevitably result in the loss of units and would thus adversely affect the viability of the proposals. This rationale was accepted by the development team on the condition that areas of “enhanced landscape” were provided where possible along the length of the Phase 1 part of the primary route. These areas of enhanced planting as detailed in the revised Design & Access Statement need to be more convincing.

I have reluctantly accepted this position, but I remain very disappointed that the applicants have not made more effort to accommodate street tree planting within the primary route street design. It remains my opinion that this is a significant loss to the quality and character of this key street, and further that it does not accord with the recently adopted design SPD which requires principle and secondary road networks within large scale residential developments to provide street tree planting as a key component of the public realm. I would strongly advise that we ensure that subsequent phases of this development deliver street tree planting in accordance with the recently adopted design SPD.

The latest iteration of the layout plan has enlarged the 10.8m frontage to frontage distance of the side streets and this is now generally in accordance with the adopted design SPD guidance.
In consultation with the Councils open space and biodiversity officers and which they consider is acceptable, the location of the destination park has been criticized by other consultees who consider it not to be located in a position where it would be adequately overlooked by adjacent properties. I do have some sympathy with this position, but the location of the park has been specifically designed to be where it is to benefit from the natural surveillance it will receive by being adjacent to the principle entrance of the development, and also that it is situated at a location which is a natural meeting point between the new development and the nearby existing communities of Castlefield and Doxey. The fact that there are half a dozen houses whose principal frontages will directly overlook this park does mitigate some of the concerns expressed elsewhere.

It needs to be recognised that this development will be delivered as volume product build-out solution and with that comes a substantively cost driven approach to development, which when combined with the speed at which development occurs, almost necessitates a production line type approach. This is often perceived as generating a difficult to avoid impression that the character of the places being created will demonstrate a relative sense of monotony. This is not an issue that Stafford is suffering in isolation, this is a national issue and is due in part to some of mutually supportive aspects within the relationship that the national planning system and the house building industry currently have.

**Highways England**
Content that no mitigation is required at Junctions 13 and 14 of the M6. As the application is a hybrid application, only details for the phase 1 full application (476 dwellings) can be specified at this time and as such the findings of the Noise Impact Assessment, which also considers Smart Motorway widening should act as a design guide for the outline phase 2 of the development. In the interests of amenity of the development’s occupiers recommend a condition to secure the identified noise mitigation measures in the Noise Assessment and for these to be maintained in perpetuity.

**Highway Authority**
No objection subject to conditions relating to a Construction Environmental Management Plan, provision of vehicular access onto Martin Drive, provision of driveways, off-site highway works to Castle Street and Railway Street, timings on completion of the link road from Martin Drive to Doxey Road, emergency vehicular link to Redgrave Drive and the provision of bus shelters.

**Historic England**
Amended application includes several changes which have addressed previous concerns. This has included adjusting the built edge of the development to match the line previously agreed in 2013 Statement of Common Ground, improvements to the green corridors and view cones looking towards the castle, agreements for a sympathetic / less impactful design of the buildings and infrastructure along the southern edge, and removing the 2.5 storey buildings from the southeast corner of the application site. Also been provided with justification about the need and benefits of the three storey element in the west of the development (adjacent to the noise attenuation bund) and confirmation that the developers will seek to produce a more comprehensive and harmonious landscaping treatment with the adjoining golf course extension on the south. The application also makes reference to new heritage interpretation and for a Conservation Management Plan for Stafford Castle to be secured by a condition.
The proposed development (both outline and detailed applications) would have a notable impact upon the setting of the designated heritage assets and result in a high level of harm to its significance. The measures previously agreed at the site allocations / 2013 Statement of Common Ground stage, most of which have been incorporated into these amendments, would help reduce that harmful effect. The application has provided justifications for where other measures (such as the removal of the power lines) cannot be included and elements such as the three storey building in the west of the site. The development would also provide improved interpretation and an assessment of the Stafford Castle site through a Conservation Management Plan (CMP). These measures would not fully mitigate the impact and harm; but would be considered as positive aspects of the development and part of its public benefits, against which harm should be weighed.

In general we welcome these changes and have no objection in principle to the amended application. Would welcome the opportunity to advise on an ‘interpretation strategy’ for the development site and for this to be secured through a suitably worded condition.

No objection to production of the CMP being secured as a condition. Do however have concerns about lack of clarity on timescales and how improvement works would be secured and funded. As noted in our previous advice, the original Statement of Common Ground included the production of the CMP as well as measures to ‘fund improvements’ to the scheduled monument (based upon the outcomes of the CMP). We remain of the view that these ‘improvement’ works are important and should be secured and guaranteed as part of any planning approval, and undertaken at an early stage of the development process. This would ensure that there are recognisable physical benefits to the preservation and conservation of the scheduled monument, resulting from the loss of its setting and harm to its significance.

Would be happy to support an approach where a suitable ‘lump-sum’ amount is agreed and could be deposited with the appropriate body (Stafford Borough Council / Freedom leisure) and used to contribute to future and on-going improvement, management and maintenance works. The funding could come through a Section 106 agreement although we would request a guarantee that these ‘heritage funds’ would be secured though that process and not absorbed elsewhere.

Recommendations
Historic England has concerns with the application on heritage grounds. We have no objection to the proposed development in principle and welcome the amended proposals thus far. However we are concerned with the lack of detail and clarity for the Conservation Management Plan and the funding of improvements on the nearby Stafford Castle scheduled monument. Strongly recommend both these elements are secured as part of any planning approval.

Conservation Advisor
Overall layout is as discussed at pre-application stage and is broadly in line with agreements reached over the past five years. Overall there is no conservation objection to the scheme. Desirable for some houses to have chimneys added to relieve the potential monotony of a bland uniform roofscape across the scheme. Further information is required about the type, location, and height of street lighting columns around the periphery of the site where it interfaces with Stafford Castle, and intensifying the landscape treatment around this periphery.
**County Council Archaeology**

In general the conclusions of the Historic Environmental Assessment (HEA) with regards to the potential for the proposed development to impact upon below ground archaeological remains and the potential significance of these are supported, however more detailed information with regards to appropriate mitigation for known non-designated heritage assets are required.

The HEA identifies a series of concerns regarding the scheme’s impact upon a number of heritage assets. However, it is considered that these impacts can be best mitigated through the employment of a suite of archaeological responses. Given the scale and phased nature of the proposed development this should include the preparation of a Historic Environment Management Plan (HEMP) to tie all aspects of the archaeological response for the project together and which can inform the development of groundwork methodologies. Condition recommended to secure a HEMP. Should unexpected and significant archaeological remains be encountered a separate Written Scheme of Investigation will have to be prepared.

**Natural England**

No objection - subject to appropriate mitigation being secured by conditions or obligation. Consider that without appropriate mitigation the application would have an adverse effect on the integrity of Cannock Chase Special Area of Conservation (SAC), and damage or destroy the interest features for which Doxey & Tillington Marshes Site of Special Scientific Interest (SSSI) has been notified.

In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures are required / or the following mitigation options should be secured:

1. Contribution consistent with the Council’s document ‘Cannock Chase SAC – Guidance to mitigate the impact of residential development’
2. Suitable education and awareness information on recreation resources and designated sites in the locality as part of a ‘Welcome pack’ for new home-owners.
3. Construction Environment Management Plan (CEMP) to be approved prior to any development including suitable mitigation measures to protect the SSSI against incidents of pollution, spill and sediment run-off while construction works are taking place
4. Surface water drainage scheme, including provision of SUDS, to provide adequate treatment and control of surface water discharge in order to protect the SSSI.

**Cannock Chase Special Area of Conservation (SAC)**

No objection in respect of European designated sites.

**Sites of Special Scientific Interest (SSSI) – Doxey & Tillington Marshes**

The application site is in close proximity to Doxey and Tillington Marshes Sites of Special Scientific Interest (SSSI). The SSSI is vulnerable to impacts arising as a result of increased nutrients/sediment entering into the SSSI via Doxey Brook. Increasing the nutrient levels would have an impact on the management of the SSSI features of interest, including bird habitats and areas of swamp.

Environmental Statement highlights the hydrological connection between Doxey and Tillington Marshes SSSI and the development site via the surface water discharge into Doxey Brook, as well as some information on mitigation. Wish to be assured about the treatment of the run-off from the site in terms of both volume and quality during the construction phase and subsequently. Conditions recommended.
Soils and Land Quality
Appears that the proposed development comprises approximately 66.34 ha of agricultural land, including 50 ha classified as ‘best and most versatile’ (Grades 1, 2 and 3a land in the Agricultural Land Classification (ALC) system). Approximately 24ha, or over one-third of the application site, is proposed for open spaces and green infrastructure. Much of these, especially in the western part of the proposed development, are in large blocks on BMV land such that they could be reversible to agriculture if the need arose in the longer term. The primary means of mitigating the damage to or loss of soil resources would come from the development of a Soil Resources and Management Plan. Condition recommended.

Biodiversity and Ecology Officer
Protected species
EDP undertook ecological surveys of the site during 2014, 2015, 2017 and accessed historical surveys from 2008. A number of protected species issues are highlighted by the survey reports along with proposed mitigation contained within Chapter 8 of the Environmental Statement. If the mitigation proposals are followed then this should satisfy Natural England’s Three Derogation Tests, in light of the European protected species involved.

Badger mitigation measures are listed and it is recommended that these are included under the CEMP and/or LEMP. Trees identified as having potential for roosting bats will require appropriate surveys prior to any removal/major works. Recommended that suitable bat boxes are installed in suitable locations. External lighting should be designed to avoid light spill on bat commuting/foraging areas. Vegetation clearance works should not be undertaken in the nesting season (March to August), unless it can be demonstrated by the developer that breeding birds will not be affected. The Great Crested Newt meta-population on site should be retained through retention of ponds and connecting habitat. The mitigation recommended within the Environmental Statement 8.9.22 – 26 should be undertaken as proposed.

Habitat
Sustainable Urban Drainage on site should be designed to incorporate biodiversity elements such as wetland planting in addition to protecting water quality for Doxey Marshes SSSI. There are opportunities for creation of enhanced habitats. Further detail of this should be provided with the GI strategy and LEMP. Soil for the acoustic bund should ideally be moved in to location and not stored in temporary storage heaps to avoid providing attractive habitat for badgers. Details for the bund should be included within the CEMP and LEMP.
A Construction Environment Management Plan, Green Infrastructure Strategy and Landscape & Ecological Management Plan will be required.

Tree Officer
All tree, tree group and hedgerow removals are appropriate.

Whilst no definitive plans with regards to the bund construction have been finalised, the generally accepted position of these earthworks is particularly close to T40. The protection of this Category ‘A’ tree is of significant importance and great care should be taken when making decisions regarding the bund that there is clear separation between the earthworks, all related constriction activity and T40.
The proposed garage located near T169 remains in the same position as originally planned. The arboricultural report from EDP refers to the use of appropriate ground protection in instances where protective fencing needs to be offset to facilitate construction activity. This does not address my concerns relating to this Category A tree. However, whilst I still consider the use of ground protection as an inferior solution compared to the moving of the garage location, I accept that it is a solution.

T150 is a Category ‘A’ tree that is currently shown as having construction in close proximity to its Root Protection Area (RPA). The footprint of construction is not the only consideration, and that there is always a space requirement for construction activity and excavation ‘over-dig’. Particular care should be taken in the proximity of this tree in order to mitigate any potential impact.

The proposed ‘Cut and Fill’ plan appears to show a build up of ground level within the RPA of T94. In this instance no changes should take place within the RPA and the final ground level outside the RPA should be graded appropriately to accommodate this.

Taking all points above into consideration I have no further specific objections to this proposal.

**Staffordshire Wildlife Trust**
No comments received.

**Badger Conservation Group**
Record of badgers with 1km of the site and therefore a badger survey is essential to ensure that if badgers are found to be present on the site they will be suitably mitigated for.

**Environment Agency**
Reviewed the Doxey Brook hydraulic modelling study and recommend a condition for the development to be implemented in accordance with the Flood Risk Assessment and mitigation measures.

There are a number of areas of land to the north of the proposed area of development that have been used previously as landfilling. Recommend a condition relating to a remediation strategy, site investigation scheme and verification plan.

**Lead Local Flood Authority**
Additional information has been provided which confirms that surface water catchment 1 (NE) will discharge to the IDB network at restricted greenfield rates which have been agreed with the IDB.
The possible alternative points of connection to the Severn Trent sewer network identified in our previous correspondence have been investigated but are not feasible due to the depth required to provide the necessary attenuation.
The information confirms that the development proposals will replace the existing collapsed off-site culvert which connects the site to the system and this is supported and welcomed by the IDB.
Surface water catchment 2 (SE) will discharge to an existing ditch, following the natural drainage route for the site, where evidence of existing downstream connectivity has now been provided.
Revision C of the FRA confirms that the SuDS mitigation indices for each catchment will exceed the pollution hazard indices, so adequate water quality treatment will be provided. The detailed design of each component will need to meet the treatment design criteria specified in the SuDS Manual.

The Technical Note confirms that, where possible, natural overland flow paths will be retained in corridors with no development. Where necessary, cut-off swales or filter drains will be included to intercept and convey runoff originating outside the site boundary. Outline plans and supporting calculations have been provided to show the proposed performance of the system regarding attenuation volume and discharge rates. Refined network design and supporting calculations will be produced as part of the detailed designs.

The Technical Note confirms that temporary flow controls will be utilised during the phased construction of the development.

The proposed development will only be acceptable if an acceptable surface water drainage scheme is secured by way of a planning condition on any planning permission.

**Sow and Penk Internal Drainage Board**
The application lies within the IDB district and the application will increase the impermeable area to the site and the applicant will therefore need to ensure that any existing or proposed surface water system has the capacity to accommodate any increase in surface water discharge from the site. Guidelines provided on any increase in surface water discharge to a main sewer system or water courses. Also, advise that no obstructions within 9 metres of the edge of a watercourse are permitted without consent from the IDB, and should consent be required from the IDB then advise that this should be made a condition of any planning decision.

**Severn Trent Water**
No objections subject to a condition to secure drainage plans for the disposal of foul and surface water flows to ensure that the development is provided with a satisfactory means of drainage as well as to prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution.

**Environmental Health Officers**

**Ground contamination**
Following the receipt of additional information from the geotechnical contractors the risk of ground gas from peat channels will be relieved by the removal and replacement by inert fill. Verification of the peat removal and suitability of the inert fill is required.

**Air pollution**
The Air Quality Assessment Report is satisfactory for our purposes and no specific planning condition to mitigate is recommended. The provision of electric vehicle charging points at properties would be beneficial. It is recommended that there is a condition to require a dust management plan in place before development commences which is prior agreed by the local authority. This should be based upon the Dust and Air Emissions Mitigation Measures Tables submitted by the applicant. It is essential that there is sufficient water at all times for water suppression especially during extended dry spells.
Noise and vibration
Most of the proposed conditions are satisfactory however suggest a standalone noise condition in relation to mitigation of impacts at the construction phase of development. It would be beneficial to separate this from the generic construction management plan requirement as that condition was required by Highways. A stand alone noise management plan would ensure that noise implications from development are thought through and mitigated sufficiently.

Police Crime Prevention Design Advisor:
Recommend that the development attains Police Secured by Design (SBD) accreditation.

At each entrance to the development recommend provision of rumble strip, change of road surface or brick pillars to give the impression that the area beyond the ‘barrier’ is private to the community. Footpaths into the development should be wide, clear of hiding places, well lit, and should follow a direct route. Measures should be installed to prevent the use of the emergency link as a short cut for drivers.

External areas should offer lighting Uniformity Values and meet the relevant levels as recommended by BS5489:2013, this standard should include all communal parking areas, bin and cycle stores.

Play areas must be overlooked by adjacent dwellings from inhabited rooms and the landscaping maintained at a low level to enhance natural surveillance thus improving child safety and to remove the opportunity for offences to occur. The proposed location of the destination park is too far-away from any dwelling to contribute to good natural surveillance. Recommend it is moved west into the open space opposite plots 47 & 23.

Recommendations made regarding community planning, play area design and garden boundary treatments.

Comments and reference to BS standards also provided in relation to bike storage, building illumination, doors, garages, communal entrances, windows, party walls and intruder alarms.

National Grid (Cadent)
Operational gas apparatus has been identified within the application site boundary. If buildings or structures are proposed directly above the gas apparatus then development should only take place following a diversion of this apparatus. The Applicant should contact Cadent’s Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays. If any construction traffic is likely to cross a Cadent pipeline then the Applicant must contact Cadent’s Plant Protection Team to see if any protection measures are required.

Western Power Distribution
No comments received.
County Rights of Way Officer
The application recognises the various Public Footpaths (Stafford 56, 57, 58, 61 and 62, and Doxey 2) and Public Bridleway No 39 Stafford that cross the site and the proposals include keeping most on their original routes and applying to stop up and divert the Public Bridleway which will need to be actioned by Stafford Borough Council following consultation from Staffordshire County Council will. Any planning permission does not construe the right to divert, extinguish or obstruct any part of the public path network.

Reference is made to DEFRA Circular 1/09 to potential revisions to an existing right of way and ask that trees are not planted within 3 metres of the public rights of way unless the developer and any subsequent landowners are informed that the maintenance of the trees is their responsibility. It is also unlikely that any of the new “linking” footways created through this development will be included on the Definitive Map of Public Rights of Way. Alternative arrangements will need to be made to ensure their maintenance in the future either by the developer or subsequent landowners. It may be possible for these footways to be adopted under Section 38 Highways Act 1980 but this will be the responsibility of the developer.

Ramblers Association
No objections to the paths being diverted, I assume we will see a footpath consultation shortly. All paths should run in green corridors and have a good width.

Sport England
Subject, to appropriate contributions being made to both outdoor and indoor sporting provision Sport England are supportive of the proposal.

Acknowledged that the new school playing field provision will be for school use only with it not contributing towards the proposals playing pitch requirements. Location of MUGA (37 x 19m) suitable for five a side football has also been identified to be in close proximity to the school and the local centre, which are on accessible pedestrian and cycle route.

Population of the proposed development is estimated to be 3495. Sport England’s Sports Facilities Calculator (SFC) can help to provide an indication of the likely demand that will be generated by a development for certain facility types. The SFC indicates that a population of 3495 in this local authority area will generate a demand for the following:
- Sports Halls £557,234
- Swimming Pools £600,888
- Artificial Grass Pitch £91,875

The above contributions should be sought to meet the needs identified in the Council’s Open Space, Sport and Recreation Assessment update.

Sport and Outdoor Leisure Policy Officer
Within the catchment areas surrounding this development there is a deficiency in the quality and quantity of play facilities along with a deficiency in sporting and recreation provision for all ages. Amenity open space in this area falls short of national guidelines and are in need of refurbishment.
As this is a Strategic Development Location it has been identified that the all open space should be developed onsite and that it should be to a Destination Play area. Due to the size of this development the Council is reasonably entitled to request a quantitative provision of 30.81m² per person of open space provision under its current policy. Following extensive conversations it is considered that the open space and destination play space now proposed is acceptable.

Within the KIT Campbell Associates Open Space, Sport and Recreation Assessment Update June 2013 this Strategic Development Location (SDL) was identified as being able to provide:

- Allotment site with an area of not less than 1.8ha;
- A destination play area of approximately 1,000m² (0.1ha) in a central location;
- A destination play area of 1,500m² (0.15ha);
- Natural play areas throughout the SDL with an aggregate area of approximately 2,100m² (0.21ha);
- Centrally located park of multifunctional green space (approximately 5ha) with green corridors extending radially outwards to link with smaller sites within the housing development;
- Four tennis or multi-courts within the SDL;
- Off site contribution to the development for artificial turf pitch (ATP), rugby pitches and sport halls

Through extensive discussions the following has been agreed:

- Allotment site with an area of no less than 1.8ha or a smaller site if an acceptable community orchard scheme was put forward
- Destination Play space of 1500m² (0.15ha)
- Green space of 1300m² (0.13ha)
- Reduction in the number of tennis/multi-courts from 4 to 1 and have it as a multi use games area (MUGAs) located by the school.

Whilst it is generally recommended that the main open space within new developments (Destination Park) should be centrally located in order to allow the best access, provide a focal point etc. due to the existing constraints of the site (trees, peat) it was accepted that the site be moved to the top of the site to the north-east. Pleased to note that the balancing depression has been relocated and that the Sustainable Urban Drainage (SuDS) that is within the destination play space has been done in such a way that allows use.

The DAS states that the total combined open space areas equals 26.8ha which is more than what has been recommended by the KIT Campbell work or the standards set out within the Local Plan

A development of 1500 homes would generate a scheme to the value of £1,373,360.25 with onsite maintenance to the value of = £2,558,394.17 (if adopted). The current Sport England Facilities calculator has been applied to the proposed development for sports provision and should be:-

- swimming pool contribution = £600,888
- sports hall contribution = £557,234
- artificial sports pitch = £91,875
Schools Organisation
It is noted that the application is a hybrid planning application for the outline planning application of 1500 dwellings, which includes a two-form entry primary school, and a full application for Phase 1 of 442 dwellings with new access from Martin Drive.

Whilst the number of dwellings to be delivered in Phase 1 has reduced from 475 to 442 dwellings the response is based on the 1500 dwellings indicated within the outline application, but also takes account of the 14 flats that are provided within Phase 1 and the number of registered social landlord properties of the affordable homes to be delivered on the site.

A development of this size and mix would be expected to generate around 312 primary aged pupils, which equates to almost 1 ½ FE of primary school provision, once complete. As confirmed with the developer and their education consultant the new primary school would be required for September 2025 with the necessary access and services available to the boundary of the proposed school site in place two years earlier for September 2023 to enable the build to take place.

In addition to the 1.93 h/a of land that is relatively regular, level and flat the requested education contribution for primary school places would be £4,894,946 index linked towards the build cost of the new school, based on 312 pupils of 420 pupils for a 2 FE primary school. The proportional cost is based on the build costs for a 2 FE primary school £6,589,350 Q1 2016.

The provision of the 1.93 h/a site to accommodate the new primary school and its position adjacent to the first development phase which enables early transfer of the land to the County Council is again noted. The proposed school site is only of sufficient size to enable the school to carry out its curriculum functions.

There is no change to the response provided in February 2018 regarding the secondary education contribution. This will be based on the same per dwelling calculation used for the Stafford North SDL, which is £4,016 index linked per dwelling. The contribution would be utilised towards the provision of the new secondary school on the site master planned on the North of Stafford SDL. Discounting the 14 flats and the 19 registered social landlord properties of the affordable dwellings the secondary contribution would be £5,891,472 index linked.

Housing Strategy and Research Officer
Council Policy suggests that affordable housing should be provided at a ratio of 80% social rent and 20% intermediate affordable housing. The affordable element of this overall development of 1500 dwellings should therefore deliver 360 social rented homes and 90 intermediate affordable housing. The Phase 1 development of 442 dwellings should therefore deliver 106 social rented homes and 28 intermediate affordable housing. The Strategic Housing Market Assessment identifies an undersupply of 1 and 2 bedroom homes and an oversupply of 3 bedroom homes. A mix of these required properties would be expected on site.
Council for the Protection of Rural England
Upmost regard should be paid to mitigating any adverse impacts of this mostly Greenfield development. Development should incorporate creation/maintenance of wildlife corridors, retention of trees and hedgerows, planting of new street trees, provision of open space. Cycle / walking routes should be made available. Financial contribution towards local bus service to reduce car use and alleviate traffic congestion.

Clinical Commissioning Group
No response received.

Doxey Parish Council
The Council have the following concerns and queries which they would like to be considered:
1. Road link across the Greenway – would like to understand if this will go over the Greenway or whether people using the Greenway will have to cross the road. Feel this could spoil the feel and safety of the Greenway space and would ask for urgent clarification on this point.
2. New play area – located next to 2 attenuation ponds. Request that a condition is considered to ensure these are fenced to ensure the safety of children playing nearby.
3. Would like to clarify who will take ownership of the park once the development is completed and potentially a condition in the permission to ensure this is done. This is to avoid a similar situation which has seen the park on the Redrow Estate unadopted and unmaintained for over 6 years.
4. The park is mentioned as being a “destination park.” In the design and access statement it refers to play equipment being suitable for ages 4-8. Feel this is very restrictive, having already been approached by residents who feel there is not enough equipment for older and younger children in the area. Suggest that as a “destination Park” this should look to be inspired by Wildwood Park and that the equipment age range should reflect this.
5. The Multi use games area (MUGA) is anticipated to be included in the school grounds but it notes there is an expectation that it would be available for the public. The Council query how this would be done? A school is likely to have budget constraints and safeguarding issues which are likely to prevent this. They may also have a duty to staff this under a dual use policy. It is unclear how funding would be made available for this. It would leave only 1 MUGA available which currently services the houses in Doxey, this development would double the number of houses accessing it and there is a concern it would not be adequate for the number of house (approx 3000).
6. Concerned that the flood assessments have been completed using data from 2007, prior to 180 houses on the Redrow Estate being built and request whether more up to date information should be used.
7. Would like to understand how the rights of way will be protected during the build period (18 years) and ask that it is carefully considered how residents amenity can be protected during such a long period.
8. Delighted that path 61 will be retained with its hedgerows and the 2 wooded copses. Again the Council query what management plan will put in place for these during the 18 year build period to ensure that these are managed correctly from the start of the project and how to ensure it will be done.
9. Community building – the Council are unsure who would run such a facility and where funding would be obtained from?
Newport Road Area Residents Association

Second consultation 29.6.2018
- No arrangements to ensure safety of people moving between the spine road from the pond to the destination park;
- What safety measures are planned to ensure safety of children as the spine road passes in front of the primary school;
- Not clear when the acoustic bund will be started/completed.
- Acoustic bund does not provide any noise protection from the M6 to Burleyfields Rise and proposed orchard and allotment;
- Not clear whether there is suitable access for cars to the allotment;
- MUGA is not located near other play areas;
- Not clear what is included for the provision of local retail outlets;
- Health centre must be included in the community centre;
- Why is not all of Castle Green being completed as part of phase 1;
- No reference to solar panels in the Energy Statement;
- Why is the school not being completed as part of phase 1, particularly given the Mansell Close development.

First consultation 16.1.2018
- No provision of affordable housing contrary to policy C2 in the Plan for Stafford Borough and excluding this requirement in exchange for funding to the SWAR, destination park and school is not in line with policy C2;
- Several ponds with no arrangements to prevent casualties;
- Spine road crosses Way for the Millennium impacting on safety of cyclists and walkers;
- Spine road crosses destination park with no arrangement to ensure safety of children;
- Adverse impact on SSSI at Doxey due to three of six attenuation features;
- Adverse impact on significance of Stafford Castle and St Mary's church;
- Who is to maintain green areas.

Residents Association of Castlefields
- Road crossing over the Way for the Millennium is unacceptable as children use this track to go to school. Cyclists, runners and walkers also use this track and a bridge must be insisted upon prior to planning permission being considered.

Neighbours
Second consultation 29.6.18
23 neighbour representations received from 15 properties raising the following objections / concerns:-
- Development should not start until SWAR is completed but that date is 2021;
- Site boundary moved within 10m of our boundary – plan attached;
- Concern over dust and noise given experience of 70 houses being constructed on Castlefields;
- Require Taylor Wimpey to provide a secure aesthetically fence / barrier to west of the landscaped buffer before building works start;
- Proposed road layout would allow traffic using the SWAR to find alternative routes at times of congestion – Rose Hill and Redgrave Drive. Traffic management measures need to be put in place to discourage these being used as a ‘rat run’;
- Consider future costs of maintaining open space and long term management of balancing ponds to an acceptable standard;
- Ensure network of public rights of way are respected;
- Hope the planning authority have had discussion with NHS England, CCG and Care Quality Commission to ensure there is no further increase in poor health provision from the increase in population;
- Impact on Stafford Castle. Sensible not to allow any development until the management plan has been agreed with a reasonable timetable for implementation;
- Concerned over use of 3 storey properties as these are more urban in nature. Density and mass of the layout should become more sympathetic to semi rural setting;
- Encourage the developer to design layouts in phases with each having its own identity;
- Consider using community art across the new development;
- Essential that a bridge is built where the road crosses the Way for the Millennium;
- Castle Green play area remains very close to one of the pylons – what will be done to prevent access to the pylon;
- Completion of school to 1 form entry should be stipulated by a planning condition at completion of 442nd dwelling;
- Why are there no bungalows;
- Why are there no affordable houses;
- Overall number of houses has been reduced but 4 houses to the rear of Lara Close and Mayock Crescent have not been relocated;
- Concern over lack of affordable housing provision in first tranche;
- Decreased light to kitchen and lounge due to proximity of development;
- Concerned about possible effect bund might have in amplifying noise level and particulates to concentrate around our home. Would press the developer to install acoustic fencing or green walls alongside the motorway as in Germany;
- Assurances are needed that the emergency vehicle access via the proposed cul de sac as the western end of Redgrave Drive is constructed and managed to avoid it becoming available to other traffic;
- Real danger that Redgrave Drive could become a ‘rat run’ unless appropriate measures are put in place.

First consultation 16.1.2018

259 neighbour letters sent out and 87 neighbour representations received from 27 properties which include 17 standard letters with an extract of meeting notes between residents of Lara Close and Mayock Crescent and Taylor Wimpey, draft plan of a 5m buffer and a letter from Jeremy Lefroy MP.

Objections / concerns raised:-
- Concern about any road link from site onto the adjacent Bellway homes site linking with Sandpiper Drive;
- No planning should be granted without road link from estate crossing back of Reed drive estate and onto the Doxey Road by the old universal site. Without it traffic will divert from the Newport Road through Taylor Wimpey estate into Bellway estate and cause chaos, particularly at peak times and school run times. Do not feel that either estates are designed to cater for volume of traffic that would use it as a rat run to avoid congestion of the town centre;
- Even with the link onto the Doxey Road via universal there will no doubt be a vast increase in amount of vehicles utilising it putting added traffic pressure onto the junction of Doxey Road onto Chell Road which is already a bottle neck at peak times;
- Urge that there be no through route through estate into Doxey Road;
- Concern over disruption, dirt, air quality and noise given 15 year construction timescale;
- Scale and siting of bund, and time this will take to complete;
- Impact on the character of the area;
- Promised low density buildings, bungalow and green space at the end of Mayock Crescent and Lara Close;
- Impact on health from construction works. Ensure proper safeguards to prevent building dust;
- Understanding of ‘visual amenity’ is that the result of any new build, whether individual properties, extensions, or whole estate, results in the area ‘looking nice’;
- Concern over loss of trees / hedgerows if building work is undertaken at the end of Mayock Crescent and Lara Close. Building work should be conditioned and supervised;
- Inherent qualities of the estate will be transformed to its detriment;
- Impact on visual amenity created two storey dwellings very close to an existing estate;
- Hedgerows and trees are home to wildlife, including bats and newts, which are protected species;
- If plans contained single storey dwellings positioned so as not be overlooked by the existing estate with adequate green space between the development and existing, then it may be possible to argue visual amenity, not at present;
- Insufficient consideration to wellbeing of residents who are nearest to the development;
- Minor modifications made to alignment of 5m buffer which falls short of what would considered reasonable;
- Clarification sought on how buffer would be maintained or secured. Without its construction residents behind are vulnerable to dirt, noise, security and possibility of antisocial activity;
- Insufficient separation between proposed and existing dwellings – 10m not 14m;
- Restriction on right to light;
- Concern over security of buffer as boundary is in excess of 130ft;
- Concern over construction noise having a negative impact on children’s sleeping patterns and also damage their hearing;
- Overshadowing of property;
- Proximity of new dwellings overlooking garden and impacts on privacy;
- Request a construction fence is provided to prevent dirt and debris affecting condition of vehicle;
- Request that a construction fence is provided on security grounds;
- Wildlife will suffer and animals will be displaced;
- There is no utility infrastructure for the site;
- Large proposed builds very close to rear of homes on Mayock Crescent and Lara Close affecting light and views;
- Who will maintain 5m strip;
- Proposal will be built between Doxey houses and back of Brundle Avenue houses so trees should be planted between the two estates for visual screening and to lessen sound levels;
- Secure aesthetically pleasing to west of buffer before building works starts to provide some protection from dust, mud, builders’ debris, construction plant and personnel;
- Increased traffic and insufficient infrastructure as numerous households are now two car dwellings;
- Concern over flooding and loss of green space;
- Increased pressure on health services and schools;
- Condition needed to limit how often lorries enter the site;
- Bund should be built at outset of phase 1 to help with impact of noise;
- Overhead cables known to have serious impact on health;
- School should be built in first phase not second;
- Why are there no bungalows or affordable houses;
- No clear definition between lanes and private drives and this creates issues with bin lorry collections;
- Width of side streets and lanes / private too narrow;
- Existing trees included in front gardens and will probably be cut down;
- Two bedroom houses are very small;

Four site notices posted around the site – expired 7.2.18
Newsletter Advert A – expired 14.2.18

RELEVANT PLANNING HISTORY (adjacent sites)

Bellway scheme (Mallards Walk)
14/20425/FUL  Erection of 170 dwellings, new vehicular access, parking, green infrastructure, landscaping, drainage and associated ground works – approved 2015.
15/23311/FUL  Erection of five dwellings - substitution of house types on permission 14/20425/FUL – approved 2016.
15/23363/FUL  Replan of 7 house plots - 164 to 170 on approved development reference 14/20425/FUL – approved 2016.
15/23019/FUL  Variation of condition 2 of permission 14/20425/FUL to accommodate partial replan of approved layout – withdrawn.
17/26247/FUL  Vary condition 2 on permission 14/20425/FUL to allow partial replan of housing site – refused 2017.
17/27540/AMN  Non material amendment to 14/20425/FUL to change parking layout and garage location at plot 48, and an additional parking space at plot 47 – approved 2017.

Former Castleworks
11/15998/OUT  Residential development - outline with all matters reserved except for access – refused 2012 and subsequent appeal allowed.
18/29160/FUL  Residential development comprising 80 dwellings together with public open space, access, landscaping and associated works – pending consideration.

Land south off Mansell Close
17/26061/FUL  Erection of 70 dwellings, including affordable housing, new vehicular access, new pedestrian links, green infrastructure, drainage and associated landscaping – approved 2018 and development commenced.
**Land adjacent to Castlefields surgery**
17/26180/FUL  Proposed erection of assisting living and extra care retirement living accommodation – Approved 2018 and development commenced.

**Stafford Western Access Road**
16/24896/SCG - The construction of the new Stafford Western Access Road - approved by Staffordshire County Council.

**North of Stafford SDL**
16/25450/OUT - Outline planning application for mixed-use development, including up to 2,000 dwellings and a two form entry Primary School and a five form entry Secondary School – Pending consideration.

**Recommendation**
Subject to the applicant first entering into a Section 106 obligation within one month of the Committee resolution, or an alternative period to be otherwise first agreed in writing by the Local Planning Authority to secure affordable housing and financial contributions towards the Stafford Western Access Road, Cannock Chase Special Area of Conservation, travel plan monitoring, sports facilities and open space provision, education, Castle Street and Railway Street works and a Stafford Castle Conservation Management Plan, approve subject to the following conditions:

**Conditions relating to the outline element of the proposal:**

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, which ever 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 & 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. No development shall commence unless and until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be 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.
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. No development shall commence 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.

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. Notwithstanding any details approved pursuant to condition 12 of this outline permission, no development shall commence unless and until a Dust Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Dust Management Plan shall be based upon the Dust and Air Mitigation tables in Appendix 5.3 of the Environmental Statement (Dust and Air Emission Mitigation Measures). The approved dust mitigation measures shall thereafter be carried out and maintained throughout the construction period of all phases of development.

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. Before the commencement of any phase of development, details of site lighting
required for safe working practices and or security purposes shall be 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 period of
all phases of development.

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
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 rain storm 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 palaenvironmental/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. No development shall be commenced 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.

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. Notwithstanding any details approved pursuant to condition 25 of this outline permission, no development shall be commenced 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.

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.
The reasons for the Council’s decision to recommend approval for the outline element of the proposal subject to the conditions listed above 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. (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).


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).
Informative(s)

1 The Local Planning Authority consider the proposal to be a sustainable form of development and therefore complies with the provisions of the National Planning Policy Framework.

2 The applicants attention is drawn to the comments of Staffordshire County Council archaeology dated 21 February 2018 in relation to the information to be included in the Historic Environmental Management Plan which 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 Staffordshire County Council Highway Authority for approval under Section 7 of the Staffordshire Act 1983 and Section 38 of the Highways Act 1980. Please contact Staffordshire County Council to ensure that 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 secure the Agreement. The link below is to the Highway Works Information Pack and an application form for the agreement. Please complete and send 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 email 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 potential timescales.
https://www.staffordshire.gov.uk/transport/staffshighways/highwayscontrol/HighwaysWorkAgreements.aspx

4 The applicants attention is drawn to the comments of Cadent in relation operational gas apparatus within the application site boundary which can 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 Tree Officer concerning 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 Tree Officer. The contact details of such a person should also be forthcoming to the Tree Officer before any activity commences on site.

6 The applicants attention is drawn to the comments of Sow and Penk Independent Drainage Board, 22/01/18 as submitted in response to consultations on this application. All comments can be viewed online through the planning public access pages of the Council's website at (www.staffordbc.gov.uk)
The following conditions relate to the full element of the proposal:

46. The development to which this permission relates must be begun not later than the expiration of two years beginning with the date on which this permission is granted.

47. 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 & 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

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 CROFTON PB33-C2 with attached garage
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 YEWDALE PT37-S
391115-BMUD-PL39 YEWDALE 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
48. 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.

49. Notwithstanding any description/details of external materials in the application documents, no above ground construction works shall take place unless and until a materials schedule plan together with samples of the materials to be used in the construction of the external wall(s) and roof(s) of the building(s) have been submitted to and approved in writing by the Local Planning Authority.

50. 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.

51. 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.

52. The car parking spaces shown on drawing 001_W revision W 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.

53. 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.

54. 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.

55. 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.

56. 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.

57. 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.

58. 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.

59. 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.

60. 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.

61. 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.
62. 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.

63. Notwithstanding any description details in the application documents, details of the siting, design, materials and colour finish of the pumping station, together with any associated means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The pumping station shall thereafter be constructed in accordance with the approved materials.

The reasons for the Council’s decision to recommend approval for the full element of the proposal subject to the conditions listed above are:

46. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

47. To define the permission.

48. To ensure the satisfactory appearance of the development. (Policy N1 of the Plan for Stafford Borough).

49. To ensure the satisfactory appearance of the development. (Policy N1 of the Plan for Stafford Borough).

50. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).

51. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).

52. 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).

53. To ensure the satisfactory appearance of the development. (Policy N1 of the Plan for Stafford Borough).

54. To ensure the satisfactory appearance of the development. (Policy N1 of the Plan for Stafford Borough).

55. In the interests of the amenity of the occupiers 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. To ensure the satisfactory appearance 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 an adequate level of amenity provision for future occupiers of the development. (Policy C7 of the Plan for Stafford Borough).

60. To create recreational opportunities for new and existing communities. (Policy N4 of the Plan for Stafford Borough).

61. To ensure the satisfactory appearance of the development. (Policies N1 and N9 of the Plan for Stafford Borough).

62. 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).

63. To ensure the satisfactory appearance of the development. (Policy N1 of the Plan for Stafford Borough).

Informative(s)

1 The Local Planning Authority consider the proposal to be a sustainable form of development and therefore complies with the provisions of the National Planning Policy Framework.