

Chairman - Councillor R M Sutherland

Present (for all or part of the meeting):-

Councillors:

C A Baron	E G R Jones
G R Collier	W J Kemp
I E Davies	D B Price
A P Edgeller	J K Price
A S Harp	C V Trowbridge

Officers in attendance:-

Mr J Holmes	-	Development Manager
Mr R Wood	-	Development Lead
Mr J Dolman	-	Senior Planning Officer
Mrs S Wright	-	Senior Planning Officer
Mr R Simpson	-	Customer Services Group Manager
Mrs J McGoldrick	-	Principal Solicitor
Mr A Bailey	-	Scrutiny Officer
Mr J Long	-	Staffordshire County Council Highways

PC147 Apologies

Apologies for absence were received from Councillors B M Cross (Substitute A P Edgeller), M G Dodson and G O Rowlands.

PC148 Declarations of Members Interests/Lobbying

Councillor C A Baron indicated that she would be speaking as a Ward Member in respect of Application Number 18/28423/OUT.

Councillor E G R Jones indicated that he would be speaking as a Ward Member in respect of Application Number 15/22013/FUL.

Councillor C V Trowbridge explained that details of Application Number 15/22013/FUL had been widely reported in the press and on social media.

Councillor E G R Jones left the table and sat in the public gallery during consideration of the following application.

PC149 **Application No 15/22013/FUL - Proposed formation of canal marina and associated facilities including marina reception/facilities building, redistribution of material to form canal basin, car parking, access and associated works - Land Adjacent, Trent and Mersey Canal, Old Road, Barlaston**

(Recommendation approve).

Considered the report of the Head of Development regarding this matter. The Development Lead reported upon a further representation received from the County Archaeologist, which recommended an additional condition.

The Committee viewed the proposal from Wedgwood Drive.

The Committee arrived at the site at 10.35 am departed at 10.50 am and reconvened at the County Buildings at 11.30 am.

Public speaking on the matter was as follows:-

Mr M Robson raised the following points during his support for the proposal:-

- This proposal was the final piece in the jigsaw for the Wedgwood Estate Master Plan
- This proposal had been planned from 2011, following the upgrade to the manufacturing facilities and residential zones
- Stoke-on-Trent City Council had expressed concerns over the sequencing of the Master Plan
- The project had however, been successful
- This scheme delivered a marina
- Expressed gratitude to the Council for their assistance in preparing the scheme
- Had addressed all issues raised and would adhere to all conditions

Councillor E G R Jones, Barlaston Ward Member at the invitation of the Chairman, addressed the Committee and raised the following issues:-

- Welcomed the development
- Could not leave the present car park as it was without a purpose
- Welcomed the fact the spoil would be redistributed on the adjacent field
- This was the third part of a major development for the area
- Expressed concern as both a Ward Member and a Parish Councillor over the amount of potential traffic generated on Barlaston Old Road
- There were no highway facilities proposed for this scheme
- The car parking facilities were primarily for sight-seers and would therefore generate additional traffic movements in the area
- Permission would be required in order to connect to the canal

- If fewer canal boats were attracted to the area then the feasibility of this scheme would be at risk
- Concern over the future of the scheme in relation to Wedgwood's financial viability
- Broadly welcomed the proposal subject to the concerns outlined

The Committee then discussed the application and raised a number of issues, including:-

- Concerns over highway matters and the future viability of Wedgwood
- The marina at Stone had proved very successful and caused no problems with parking
- The need to promote tourism for the area
- Concern at the comments by Barlaston Parish Council about the potential for over supply of marinas
- Concern that there was an insufficient turning circle proposed for the Marina
- Clarification over the parking arrangements

The Chairman invited Mr M Robson to provide clarification over the size and number of turning circles provided for the proposed marina.

The Development Lead referred to Condition 11 which ensures that the number of births would be reduced by a ratio 1.69 for each off-site car parking space that would become unavailable.

The representative from Staffordshire County Council Highways confirmed the car parking standard and rationale for the numbers of parking spaces in relation to the available berths.

It was subsequently moved by Councillor J K Price and seconded by Councillor A P Edgeller that Application No 15/22013/FUL be approved, subject to an additional archaeology condition and the conditions as set out in the report of the Head of Development.

On being put to the vote the proposals were declared to be carried.

RESOLVED:- that planning application no 15/22013/FUL be approved, subject to an additional archaeology condition and the conditions as set out in the report of the Head of Development.

Councillor E G R Jones re-took his seat at the table.

Councillor A P Edgeller left the meeting at this point.

Councillor C A Baron left the table and sat in the public gallery during consideration of the following application.

PC150 **Application No 18/28423/OUT - Proposed Outline planning permission for up to 430 dwellings, local retail units up to 575 sq m of A1/A2/A3 or A5 floor space - Land off Fairway, Littleworth, Stafford**

(Recommendation approve, subject to a Section 106 Agreement).

Considered the report of the Head of Development regarding this matter. The Development Manager reported upon a minor amendment to the report, a revised set of conditions that had been circulated to the Committee and a modification to the Section 106 Agreement.

The Senior Planning Officer reported upon three additional representations received, two from local residents and one from Councillor M E Jennings, Littleworth Ward Member, which were summarised as follows:-

- Doesn't object to the proposed development of the site
- Habitat on the former tipped land to the east of the site is still being categorised and assessed as scrub woodland, but this has not been the situation since the tree/scrub clearance early last year
- The now open character of this part of the site has encouraged a range of flowering and other plant species not recorded in the original ecological report. This plant diversity in combination with the structural diversity of the site is likely to provide an important resource for invertebrates
- Believe that parts of this area could meet the criteria for the UK Biodiversity Action Plan 'Open Mosaic Priority Habitat
- These habitats on previously developed land are included in the UK Biodiversity Action Plan as a Priority habitat, listed in Section 41 of the Natural Environment and Rural Communities Act 2006 and Section 40 requires decision makers to have regard for conservation of biodiversity, including making it a material consideration in planning decisions
- Applying the required criteria for sites, the former tipped land would potentially qualify as Open Mosaic Habitats BAP habitat
- It is a necessity that the former tipped land be re- evaluated and subject to further ecological survey - especially for habitats/plants and invertebrates
- The area north of the access track appears to contain a greater diversity of plants/habitat types and is probably the area of greater importance, but the area south of the track also appears to contain structural/ habitat diversity and a range of plants important for invertebrates
- By retaining and enhancing areas of existing value within the design the site could also provide an important local resource for biodiversity and also as an educational resource with some more formal areas of open space elsewhere

- The play and amenity space should be located centrally within the main housing development and not located it within the former tipped land area
- Aware there may be some obstacles to this approach, but with creative design suitable areas of higher biodiversity value could and I believe should be retained/enhanced as constituting a locally important BAP habitat
- Summary of plant diversity on site from informal observations is attached. Includes a full list of nectaring plants, other important species and woodland/hedge species
- The impact of the proposal on the adjoining Littleworth Ward
- Fairway and St Leonard's Avenue were totally inadequate for additional vehicles
- The local schools, St Leonard's and St Paul's were full to capacity
- Some of the area proposed for development was susceptible to flooding
- The need for further highways considerations
- When commercial development was to be retained only half the number of houses were proposed
- Increase on numbers unacceptable - access at a busy traffic blackspot
- Dangerous for residents and schoolchildren
- Local concerns about wild spaces around this site and this increase means a fresh environmental review should be conducted by an independent party

The Committee viewed the proposal from Fairway.

The Committee arrived at the site at 9.40 am departed at 10.00 am and reconvened at the County Buildings at 11.30 am.

Public speaking on the matter was as follows:-

Mr J Tait raised the following points during his support for the proposal:-

- Referred to the previous applications related to this site
- There was already permission for 190 houses and this application sought permission for 430
- The proposal was on a sustainable brownfield site, close to amenities
- This was exactly the right type of site to develop
- The public consultation had been well received with relatively few negative comments
- Further ground investigations had been undertaken that had fed into the viability report
- The proposal was consistent with Government approach
- 43 affordable homes would be provided
- A significant contribution would be made to improve the facilities at St Leonard's Primary School as well as the Special Area of Conservation

- The traffic generated would be less than that created by a commercial site
- Over half the site would be open space
- Condition 32 ensured that a development management plan, including proposals to enhance biodiversity, needed to be in place
- Requested the Committee to support the application

Councillor C A Baron, Forebridge Ward Member at the invitation of the Chairman, addressed the Committee and raised the following issues:-

- Sought clarification of when the ecological survey was undertaken
- This was an ideal site for houses, although the infrastructure was not in place
- The layby of Fairway was consistently full of cars and St Leonard's Avenue could not sustain additional traffic
- There were around 100 sheltered houses in the area that would be affected by the proposals
- All of the surrounding schools were full to capacity
- There were no GP or health services in the area with any capacity
- The local roads were used as rat runs
- Queried how construction traffic would gain access to the site
- St Leonard's Avenue was susceptible to flooding
- Queried whether it was normal practice for the applicant to have their own private Traffic Impact Assessment
- There was no public transport provision in the area
- There were concerns expressed at the public consultation, particularly the additional traffic that would be generated
- These concerns needed to be addressed

In response the Development Manager confirmed that the ecological survey was undertaken during early 2018. The lay by on Fairway was marked with double yellow lines and therefore enforcement was necessary to remove the parked cars. He clarified that there was a £992,000 contribution to improve the facilities at St Leonard's Primary School. He confirmed that Condition 11 secured the provision of a construction management plan and that it was normal practice for an applicant to have their own private Traffic Impact Assessment.

The Committee then discussed the application and raised a number of issues, including:-

- Connectivity with the town through the provision of cycle and walking routes to Baswich Lane and Tixall Road
- Further details relating to the conditioning of traffic on St Leonard's Avenue
- Concerns over the deliverability of this scheme in relation to the various past proposals for the site
- Clarification of the date of the ecological survey

- Concern that the surrounding roads were not wide enough for construction traffic
- Concern that the area was isolated as there was no bus route
- The need to condition St Leonard's Avenue against construction traffic
- Concern that some of the open space was susceptible to flooding
- The need for the developer to consider good house design as the Council would not accept poor design

In response the Development Manager confirmed that construction traffic was conditioned, although the detail had not been confirmed at this stage as the application was in outline. There appeared to be a greater likelihood of delivering this scheme than that of previously submitted schemes and that significant work was required to further remediate the site. He clarified that the ecological survey was undertaken during early 2018 prior to the clearance of the site and explained that there were footpaths around the outside of the site. He confirmed that there was no bus service in the area and no request had been made for a contribution towards one. He also confirmed that St Leonard's Avenue has an existing weight limit.

It was subsequently moved by Councillor A S Harp and seconded by Councillor E G R Jones that Application No 18/28423/OUT be approved, subject to a revised Section 106 Agreement to provide affordable housing, public open space and ecology management, primary education contribution, Cannock Chase SAC contribution, and travel plan monitoring fee and revised set of conditions as circulated.

On being put to the vote the proposals were declared to be carried.

RESOLVED:- that planning application no 18/28423/OUT be approved, subject to a revised Section 106 Agreement to provide affordable housing, public open space and ecology management, primary education contribution, Cannock Chase SAC contribution, and travel plan monitoring fee and the following conditions:-

1. No development shall commence until a scheme of phasing for the implementation of the overall development has been submitted to and approved in writing by the local planning authority which sets out the phases of site development on which reserved matters applications will be submitted. Thereafter, development shall only proceed in accordance with the approved scheme or such alternative phasing schemes as may be agreed in writing by the Local Planning Authority before development of each phase commences and in accordance with other conditions of this permission.

2. Applications for approval of the reserved matters of any phase of the development shall be made to the local planning authority before the expiration of four years from the date of this permission.
3. This is a grant of outline consent only and before each phase of the development is commenced details of the layout of all roads and buildings, the scale of all buildings and structures, the appearance of all buildings and structures and the landscaping of the site, (the reserved matters) shall be submitted to and approved in writing by the local planning authority.
4. Each phase of the development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.
5. This permission relates to drawing numbers 15-503-003 P01 D and 3478-01 only. Drawings number 15-503-004 K03 A was submitted for illustrative purposes only and nothing in this permission shall be construed as granting or implying approval of the details shown on that plan.
6. The landscaping scheme(s) to be approved in pursuance of conditions 2 and 3 of this outline permission shall be implemented within eight months of that phase of the development being first brought into use or the occupation of 50% of the dwellings in that phase, whichever is earlier. Any plants or trees that are removed or die or become seriously damaged or diseased within a period of 5 years from the date of planting shall be replaced with others of similar size and species in the next planting season, unless the local planning authority gives written consent to any variation.
7. No development shall take place within each phase until details the proposed boundary treatment for that phase has been submitted to and approved in writing by the local planning authority. Thereafter, no building in that phase shall be first occupied until the approved works for that phase have been carried out and they shall be retained.
8. Before the development commences in each phase details shall be submitted for the written approval of

the local planning authority for that phase of the development indicating:

- layout of site including disposition of buildings to show the provision of adequate parking, turning and servicing within the site curtilage;
- means of surface water drainage from all areas intended to remain in private;
- full road construction including longitudinal sections and a satisfactory means of draining roads to an acceptable drainage outfall.

which shall thereafter be implemented in accordance with the approved details.

9. Before any development commences, and notwithstanding the submitted plans, details of an emergency access to the site, including details of the route through the site and phasing of its delivery shall be submitted to and approved in writing by the local planning authority and which shall thereafter be constructed in accordance with the approved drawings and phasing, and retained for the life of the development.
10. No part of the development hereby approved shall be occupied until the improvements to the access to the site as indicated on approved plans have been implemented.
11. Before construction works of any kind are commenced on site for each phase of the development a Construction Management Plan shall be submitted to, and approved in writing by, the local planning authority. The submitted Construction Management Plan shall include the following details:
 - The routing and operational characteristics of construction vehicles to and from the site;
 - Parking facilities for vehicles of site personnel, operatives and visitors;
 - Arrangements for the loading and unloading of plant and materials;
 - Areas of storage for plant and materials used during the construction of the proposed development;
 - Measures to prevent the deposition of deleterious material on the public highway during the construction of the proposed development.

The Construction Management Plan shall be adhered to for the duration of the construction phase.

12. The Travel Plan shall be implemented in accordance with the timetable set out in that plan as submitted with this application unless otherwise agreed in writing by the local planning authority. Reports demonstrating progress in promoting sustainable transport measures shall be submitted annually on each anniversary of the date of the planning consent to the local planning authority for approval for a period of five years from first occupation of the development permitted by this consent.
13. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (Project Code 02910, Document No. R006, dated April 2018, prepared by PJA Engineering) submitted with this application and shall include the following measures:
 1. There is to be no built development in Flood Zone 3 as detailed in Section 4.1.
 2. There is to be no increase in ground levels within the floodplain extent as detailed in Section 4.1, unless a scheme for floodplain compensation is submitted to, and approved in writing by, the local planning authority for any ground raising within the 1 in 100 year plus climate change extent.
 3. Finished Floor Levels are to be set at a minimum of 600mm above the modelled 1 in 100 year plus climate change flood of the River Sow of 73.87m AOD. This sets the minimum floor level at 74.47m above Ordnance Datum (AOD) as detailed in Section 4.1.

The scheme shall be fully implemented and subsequently maintained, 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.

14. No development approved by this planning permission shall take place 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 site investigation scheme, based on the PJA Engineering Desk Study Addendum Report (April 2018) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
2. The results of the site investigation and the detailed risk assessment referred to in (1) 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.
3. 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 (2) 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 for each phase as approved.

15. The development hereby permitted shall not be commenced until such time as a scheme to treat and remove suspended solids from surface water run-off during construction works has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.
16. No phase of development shall begin until a detailed surface water drainage design for each phase has been submitted to and approved by the local planning authority.

The design must be in accordance with the overall strategy and key design parameters set out in the Flood Risk Assessment and Drainage Strategy (PJA Engineering Project Code: 02910, Document Number: R006, Version C, 17 July 2018) and must 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, which can be demonstrated using the Simple Index Approach (CIRIA SuDS Manual 2015), to include suitably designed online detention basins and permeable paving where required.
 - Limiting the discharge rate generated by all rainfall events up to the 100 year plus climate change critical rain storm to the rates specified in FRA section 5.2, to ensure that there will be no increase in flood risk downstream.
 - 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.
17. No development hereby permitted shall commence until drainage plans for the disposal of foul water flows for that phase of the development have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details before the dwellings in each phase are brought into use.

18. No development shall take place until a site specific Construction Environmental Management Plan for that phase of the development has been submitted to and been approved in writing by the local planning authority. The plan shall demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan shall include, but not be limited to:
- Procedures for maintaining good public relations including complaint management, public consultation and liaison arrangements for liaison with the local planning authority;
 - All works, including demolition, site works and construction shall only take place between the hours of 08.00 and 18.00 Monday to Friday; 08.00 to 14.00 Saturdays and not at all on Sundays or on Bank Holidays or other Public Holidays;
 - Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above;
 - There shall be no burning on site during development;
 - Facilities shall be provided at the site for damping down to prevent excessive dust;
 - Road sweeping shall be carried out, both on the site and on the access highway to prevent excessive dust;
 - Any equipment which must be left running outside the allowed working hours shall be inaudible at the boundary of occupied residential dwellings;
 - 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;
 - Control measures for dust and other air-borne pollutants. This shall also take into account the need to protect any local resident who may have a particular susceptibility to air-borne pollutants.
19. Notwithstanding any details approved pursuant to condition 18 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.

20. Prior to the commencement of each phase of the development hereby permitted, a written scheme of archaeological investigation shall be submitted for the written approval of the local planning authority. The Scheme shall provide details of the programme of archaeological works to be carried out within that phase of the site, including post-excavation reporting and appropriate publication.

The archaeological site work shall thereafter be implemented in full in accordance with the written scheme of archaeological investigation approved.

The development shall not be occupied until the site investigation and post-excavation assessment has been completed in accordance with the written scheme of archaeological investigation approved and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

21. All trees with bat roosting features should be retained. If any of these trees require works then surveys and any resultant mitigation should be carried out. In addition, four Schwegler 2FN bat boxes and five Schwegler nest boxes should be correctly installed on retained trees in appropriate locations prior to any part of the development hereby approved being first occupied.
22. No external lighting shall be installed for any phase of the development until a detailed sensitive lighting scheme that minimises light spill on commuting and foraging areas has been submitted to and approved in writing by the local planning authority for that phase. The lighting shall subsequently be installed in accordance with the approved details.
23. Mitigation measures to protect badgers shall be undertaken in accordance with the mitigation measures recommended in Section 6 (paragraphs 5.3.24 - 5.3.31 of the Ecological Assessment

undertaken by Ecology Solutions dated April 2018 (reference 6861.EcoAss.vf) unless otherwise agreed in writing with the local planning authority.

24. Works to hedgerows and trees shall not be undertaken in the bird nesting season (March to August) unless it can be demonstrated that breeding birds will not be affected, through the submission, approval in writing by the local planning authority and subsequent implementation in accordance with the approved details of a method statement for the protection/avoidance of nesting birds. This may include timing of work, pre-work checks, avoiding nesting areas.
25. No development shall commence, except for site clearance works and the construction of access into the site, unless and until a phasing plan for the whole development site has been submitted to and approved in writing by the local planning authority. The development shall thereafter be undertaken in substantial accordance with the approved phasing plan, unless an alternative scheme of phasing is otherwise first submitted to and approved in writing by the local planning authority.
26. Prior to the commencement of each phase of the development, a Construction and Environmental Plan shall be submitted to and approved in writing by the local planning authority. The Plan shall detail how run-off will be prevented during the construction period, by addressing how mitigation can be put in place to avoid nutrients, pollutants and sediment entering and damaging the Baswich Meadows SSSI via the hydrological link with the River Sow and to ensure that no surface water reaches the River Sow and all foul water sewage goes to the mains sewage and drainage system. Each phase of the development shall subsequently be undertaken in accordance with the approved Plan.
27. A Tree Retention and Protection Plan showing all trees and tree groups which are classified as category A2, B2 and C2 in the Landscape Science Consultancy Survey (ref. M77.15e) as retained and which is compliant with BS5837:2012 "Trees in relation to design, demolition and construction - Recommendations" shall be submitted and agreed in writing with the local planning authority for each phase of the development prior to the

commencement of any ground works and construction activity in that phase, including the delivery to site of any materials or equipment.

28. 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 those retained trees shall be agreed in writing with the local planning authority for each phase of the development prior to the commencement of any ground works and construction activity in that phase, including the delivery to site of any materials or equipment.
29. All measures within the approved Tree Protection Plans and Arboricultural Method Statements shall be implemented and maintained throughout development of each phase until completion of all construction related activity in that phase, unless agreed otherwise in writing with the local planning authority.
30. A comprehensive schedule of works for tree pruning and removal shall be agreed in writing with the Local Planning Authority prior to the commencement of any ground works and construction activity in each phase, including the delivery to site of any materials or equipment.

Thereafter no tree removals or pruning of any kind shall be carried out except as prescribed in the approved schedule of works, unless agreed in writing with the local planning authority.

31. No residential development shall commence until a Specification and Management Plan for the phased delivery, laying out, equipping, management and maintenance of the proposed public open space has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the public open space shall be laid out and equipped in accordance with the approved details and the phased delivery arrangements and shall be managed and maintained in accordance with those details.
32. Prior to the commencement of development a landscape management plan, including long- term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be

submitted to and approved in writing by the local planning authority. It shall also include proposals to enhance biodiversity. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

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

1. In order to manage the implementation of this large development site.
2. The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
3. The application has been made for outline permission only.
4. The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
5. To define the permission.
6. To enhance the appearance of the development. (Policies N1 (g) and (h) of The Plan for Stafford Borough).
7. To ensure the satisfactory appearance of the development (Policy N1 of the Plan for Stafford Borough).
8. In the interests of the safety and convenience of users of the highway. (Policy T1 (c) of The Plan for Stafford Borough).
9. In the interests of the safety and convenience of users of the highway. (Policy T1 (c) of The Plan for Stafford Borough).
10. In the interests of the safety and convenience of users of the highway. (Policy T1 (c) of The Plan for Stafford Borough).
11. In the interests of the safety and convenience of users of the highway. (Policy T1 (c) of The Plan for Stafford Borough).

12. In the interests of the safety and convenience of users of the highway. (Policy T1 (c) of The Plan for Stafford Borough).
13. To reduce the risk of flooding to the proposed development and future users and to ensure flood risk is not increased elsewhere. (Policy N2 of The Plan for Stafford Borough).
14. In the interests of public safety and to ensure that any contamination identified during development is dealt with appropriately and to ensure the protection of the underlying Principle and Secondary Aquifers. (Paragraphs 170 and 178 of the National Planning Policy Framework and Policy N2 of The Plan for Stafford Borough).
15. The Humber river basin management plan requires the restoration and enhancement of water bodies to prevent deterioration and promote recovery of water bodies. (Policy N4 of The Plan for Stafford Borough).
16. 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).
17. To ensure that the development is provided with a satisfactory means of drainage and to minimise the risk of pollution. (Policy N2 of The Plan for Stafford Borough).
18. To safeguard the occupiers of nearby residential properties from undue noise and general disturbance. (Policy N1 (e) of The Plan for Stafford Borough).
19. To safeguard the occupiers of nearby residential properties from nuisance from undue noise and vibration. (Policy N1 (e) of The Plan for Stafford Borough).
20. In order to afford proper archaeological investigation recording and protection. (Policy N9 of The Plan for Stafford Borough).
21. To safeguard protected species. (Policy N4 of The Plan for Stafford Borough).
22. To safeguard protected species. (Policy N4 of The Plan for Stafford Borough).

23. To safeguard protected species. (Policy N4 of The Plan for Stafford Borough).
24. To safeguard protected species. (Policy N4 of The Plan for Stafford Borough).
25. To safeguard protected species. (Policy N4 of The Plan for Stafford Borough).
26. To ensure that nutrients, pollutants and sediment do not enter and damage the Baswich Meadows SSSI via the hydrological link with the River Sow. (Policy N5 of The Plan for Stafford Borough).
27. 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).
28. 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).
29. 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).
30. 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).
31. In order to provide satisfactory public open space for the proposed residential development. (Policy C7 of The Plan for Stafford Borough).
32. To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site. (Policies N1 and N4 of The Plan for Stafford Borough).

INFORMATIVE(S)

- 1 The local planning authority considers the proposal to be a sustainable form of development and therefore complies with the provisions of the National Planning Policy Framework.

- 2 The applicant's attention is drawn to the comments of the highway authority, the Environment Agency, the Lead Local Flood Authority, the Sow and Penk Independent Drainage Board, Natural England, the Borough Biodiversity Officer, Network Rail, County Rights of Way and Cadent as submitted in response to consultations on this application. All comments received can be viewed online through the planning public access pages of the Council's website (www.staffordbc.gov.uk).

CHAIRMAN