

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 **Friday 29 October 2021** to deal with the business as set out on the agenda.

Please note that this meeting will be recorded.

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

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



Head of Law and Administration

SPECIAL PLANNING COMMITTEE
(LARGE SCALE MAJOR APPLICATION)

29 OCTOBER 2021

Chairman - Councillor B M Cross
Vice-Chairman - Councillor E G R Jones

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MEMBERSHIP

Chairman - Councillor B M Cross

A G Cooper	P W Jones
B M Cross	W J Kemp
A P Edgeller	B McKeown
A D Hobbs	G P K Pardesi
J Hood	M Phillips
E G R Jones	

(Substitutes - F Beatty, A T A Godfrey, R Kenney, C V Trowbridge)

ITEM NO 3

ITEM NO 3

SPECIAL PLANNING COMMITTEE - 29 OCTOBER 2021

Ward Interest - Nil

Planning Applications

Report of Head of Development

Purpose of Report

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

		Page Nos
20/32041/OUT	Land off Lichfield Road, Stafford, Staffordshire	4 - 30
	This application has been referred to the Planning Committee because the development is a large scale major application.	
	The application has also been called in by Councillor C A Baron.	
	Officer Contact - Richard Wood, Development Lead, Telephone 01785 619324	

Previous Consideration

Nil

Background Papers

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

Application:	20/32041/OUT
Case Officer:	Vanessa Blake
Date Registered:	12 March 2020
Target Decision Date:	11 June 2020
Extended To:	TBC
Address:	Land off Lichfield Road, Stafford, Staffordshire
Ward:	Forebridge
Parish:	-
Proposal:	Outline application for ground remodelling, drainage infrastructure, and development of up to 365 dwellings with landscaping, access and associated works (outline, all matters reserved save for means of access to the site).
Applicant:	St Modwen Developments Ltd
Recommendation:	<p>Approve subject to conditions and to the owners/applicants first entering into a Section 106 Legal Agreement under the Town and Country Planning Act (as amended) to secure contributions/planning obligations towards:-</p> <ol style="list-style-type: none"> 1 Cannock Chase Special Area of Conservation, 2 Travel plan monitoring fee, 3 Off-site primary school education, 4 On-site affordable housing.

REASON FOR REFERRAL TO COMMITTEE

This is a large scale major development which is excluded from the scheme of delegation and therefore needs to be determined by Planning Committee. This application has also been called in by Councillor C A Baron (Ward Member for Forebridge) for the following reason:

"Over intensification of the site".

Context

This application relates to a 12.4 hectare site located approximately 1km southeast of Stafford Town Centre. The site is bound by the Lichfield Road (A34) to the east, the West Coast main railway line to the south, The Hough retail park to the north and residential dwellings and a large industrial building to the west. The surrounding area is largely characterised by residential development, to the south of the West Coast Mainline is the

Queens shopping park. The site is a historic factory site and has existing vehicle access from Lichfield Road and Ranshaw Drive. The demolition of the vacant factory building was completed in early 2021 and the site is currently vacant and covered in hardstanding. The culverted Spittal Brook runs through the southern portion of the site. The eastern boundary is lined by mature trees and the north-eastern portion of the site is subject to an area Tree Preservation Order (TPO) (TPO no. 255 of 2002). The site is relatively flat and level with the neighbouring residential and commercial units, aside from the south-eastern portion of the site where the Lichfield Road raises to a bridge over the railway line.

The site is located within the designated settlement boundary of Stafford and within Flood Zone 1. The site is within 8km of Cannock Chase Special Area of Conservation (SAC) and within a Site of Special Scientific Interest (SSSI) impact risk zone. The site also lies within a historic landfill buffer zone. The Forebridge Conservation Area is approx. 130m to the northwest and to the north of the site is the Grade II Listed St Leonards school.

Background

A prior notification application for the demolition of the factory building was submitted in May 2020. In early June 2020 it was determined that prior approval was required for the demolition. The applicant subsequently submitted a prior approval application in July 2020, however this had not been determined by the time demolition was commenced in late 2020.

As determined under the screening request (20/31702/ESS) the development, whilst meeting the thresholds for Environmental Impact Assessment (EIA) screening, is not considered to be EIA development and as such did not require an environmental statement to be submitted with the application.

There are two additional pending applications related to this site, application 21/33986/FUL proposed site enabling works and application 21/34681/FUL proposes modifications to the site access off Ranshaw Drive. These application are both currently under consideration.

Description of proposal

This application seeks outline planning permission with all matters except access reserved for subsequent approval, for the development of up to 365 dwellings with landscaping, access and associated works including ground remodelling and drainage infrastructure.

The development would have a singular vehicle access point from the northwest off Ranshaw Drive. The existing Ranshaw Drive access would be altered to accommodate the development.

Whilst layout is to be determined at reserved matters stage an indicative block plan has been provided. The indicative layout shows that the dwellings would be focused in the north and western portions of the site, with the south-eastern portion to be open space and flood attenuation areas. An area of open space would also run through the centre of the site. The indicative layout shows that there will be a pedestrian access onto Lichfield Road.

Officer Assessment – Key Considerations

1. Principle of Development

- 1.1 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) sets out that the determination of applications must be made in accordance with the development plan, unless material considerations indicate otherwise. The development plan comprises of The Plan for Stafford Borough 2011-2031, and The Plan for Stafford Borough Part 2 2011-2031.
- 1.2 The National Planning Policy Framework (NPPF) sets out a presumption in favour of sustainable development, this is echoed in Spatial Principle 1 of The Plan for Stafford Borough (TPSB). Paragraph 12 of the NPPF states that *“the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making.”* However, paragraph 182 states that *“the presumption in favour of sustainable development does not apply where development requiring appropriate assessment because of its potential impact on a habitats site is being planned or determined.”* In this case the site falls within the catchment of the Cannock Chase SAC, therefore it is necessary for the development to demonstrate it has satisfied the Habitats and Species Regulations in that the integrity of the Cannock Chase SAC will not be adversely affected, having regard to avoidance or mitigation measures. This issue is addressed later under section 8 of this report.

Housing policies

- 1.3 TPSB SP3 states that the majority of future development will be delivered through the sustainable settlement hierarchy, within which Stafford town is at the top of the hierarchy. SP4 sets out that annually 70% of the Borough's new housing will be provided within Stafford. SP7 supports the development of brownfield sites within the Borough's towns and villages to reduce the need for greenfield sites. Policy Stafford 1 states that a total of 7,000 new homes will be delivered within Stafford Town and states that sites within the urban area of Stafford town will have good accessibility to services and facilities by walking, cycling and public transport.
- 1.4 The proposed site is a brownfield site within the designated settlement boundary of Stafford. The site is considered to be a sustainable location in close proximity to a number of services, including those within the town centre, and has access to public transport and cycle routes. Whilst the Council has a sufficient housing land supply, currently at 6.4 years, it is noted that this does not mean that new sustainable housing development should not come forward. The scheme would deliver up to 365 dwellings which would contribute to the required housing growth of the Borough.
- 1.5 Policy C1 states that new residential development is expected to provide an appropriate mix of dwelling types, tenures and sizes and that the final mix should be determined by local needs, government policy and design issues. As this application is in outline form the assessment of housing mix would be completed at reserved matters stage once the layout and design has been finalised.

Loss of employment site

1.6 With regards to the loss of the employment provision, whilst the site is not allocated as a protected employment site Policy Stafford 1 states that development must not result in the loss of employment land to non-employment generating uses unless either:

- “1. There is overriding evidence to demonstrate that the current use is presently causing and has consistently caused significant nuisance or environmental problems that could not have been mitigated; or*
- 2. The loss of jobs would not result in a reduction in the range and diversity of jobs available within Stafford Borough; and*
- 3. There is substantial evidence provided by applicants to show the premises or site has been marketed both for its present use and for potential modernisation or regeneration for alternative employment-generating uses; and*
- 4. The benefits arising from the development outweighs the retention of the site in its existing use.”*

1.7 The submission includes an Employment Land Review Statement which supports the release of this site from employment use. The statement also advises that industrial or warehouse development on this site is unviable. It is noted that this site is not allocated as a protected employment area and as such in policy terms an alternate use can be considered. The Borough has a strong supply of employment land with 88.9 hectares of land in the pipeline as reported in the most recent Authority Monitoring Report. As such it is considered that the Borough has sufficient employment sites which provide a range and diversity of job types. The site is largely surrounded by residential development and as such it is considered that a residential use is likely to result in less disturbance and environmental issues than further industrial use of the site. It is considered that the benefits of providing additional dwellings in this sustainable location alongside the ecological gains outweigh the retention of the site in employment use.

1.8 Overall, the principle of residential development in this sustainable site is considered to be acceptable and adheres to the development plan and NPPF in this regard.

Polices and Guidance:-

National Planning Policy Framework (NPPF)

Paragraphs 8 and 11, Section 5

The Plan for Stafford Borough (TPSB) 2011-2031

Policies SP1 (Presumption in Favour of Sustainable Development), SP2 (Stafford Borough Housing and Employment Requirements), SP3 (Sustainable Settlement Hierarchy), SP4 (Stafford Borough Housing Growth Distribution), SP7 (Supporting the Location of New Development), Stafford 1 (Stafford Town), C1 (Dwelling Types and Sizes)

The Plan for Stafford Borough: Part 2 (TPSB2) 2011-2031

SP3 (Stafford Borough Sustainable Settlement Hierarchy), SP7 (Supporting the Location of New Development)

2. Highway Safety, Access, Parking

- 2.1 TPSB Policy T2 states that all new development must have a safe and adequate means of access and internal circulation; not have unacceptable highway safety impacts and provide sufficient parking provision.
- 2.2 The neighbours' concerns about highway safety matters are noted. This application seeks outline permission including the means of access to the site. The Highway Authority has assessed the proposal and have raised no objections to the scheme or the proposed access point. During the determination of the application additional traffic modelling was provided and found to be acceptable. The Highway Authority during their consideration of the proposal have noted that the former factory at operational peak employed approx. 6,000 staff with up to 1,500 staff on site at any one time.
- 2.3 The Highway Authority have recommended that a condition be attached to ensure that the Ranshaw Drive access alterations are completed prior to the first occupation of the development. This is considered reasonable and necessary and such a condition should be attached to any approval.
- 2.4 The detail of internal road layout, parking provision, pedestrian/cycle links and emergency access would be assessed at reserved matters stage. The Highways Authority have therefore recommended a condition to secure this detail alongside a travel plan and construction management plan. These conditions are necessary to ensure that the sufficient information is provided at reserved matters stage and as such should be attached to any approval. The Highway Authority have also requested that a travel plan monitoring fee of £11,325 be secured via legal agreement.
- 2.5 Overall, the proposed access is considered to be acceptable and the surrounding highway network is considered to be capable of accommodating this development. The proposal, subject to conditions and securing further detail at reserved matters stage, is not considered to have detrimental impacts upon highway safety. The scheme is considered to be acceptable and adhere to the development plan and NPPF in this regard.

Policies and Guidance:-

National Planning Policy Framework (NPPF)
Section 9

The Plan for Stafford Borough (TPSB) 2011-2031
Policies T1 (Transport), T2 (Parking and Manoeuvring Facilities), Appendix B – Car Parking Standards

3. Indicative layout

- 3.1 TPSB Policy N1 sets out design criteria including the requirement for design and layout to take account of residential amenity and local context and have high design standards. Policy N8 states that new development should respect the character of the landscape setting, through design, layout and materials.

- 3.2 Whilst matters relating to layout and design are reserved for further applications the submission includes a detailed Design and Access Statement and indicative layout. The indicative layout has an average net density of 42 dwellings per hectare (dph) and a gross density of 34dph. When considering the surrounding built form, both the historical and more modern dwellings, it is considered that this density is similar to the surrounding area and as such is acceptable. The indicative layout demonstrates that pedestrian and cycle links will be provided on both the east and west boundaries which would improve connectivity within the local area.
- 3.3 The Council's Design Advisor has reviewed the submission and provided detailed comments. He advises that the indicative layout has resolved some matters discussed at pre-application stage and provides further recommendations. It is considered that these design matters could be resolved at reserved matters stage. An informative is included to ensure that the subsequent reserved matters applications are informed by the Design Advisors comments.
- 3.4 Policy C7 states that new residential development is required to provide additional open space, sport and recreation provision. The policy also states that there is a presumption that the provision will be provided within the development site. With regards to open space provision the Council's Sport and Outdoor Leisure Officer has advised that the development of 365 dwellings would require the onsite provision of 26,202m² (6.47 acres) of open space, including play space. The Officer also advised that should any of the open space form part of a flood attenuation scheme then the Council would not seek its adoption.
- 3.5 The submitted indicative layout demonstrates that approximately 26,000m² of open space can be provided on the site. Some of the open space would form part the flood attenuation and as such the applicant has provided additional information to demonstrate that this open space would be usable for the majority of the year and that surface water in these areas would only be at peak depth (max 0.35m) once a year. It is also noted that the final layout could utilise more apartment buildings in order to reduce the footprint of built form on the site. The indicative layout therefore demonstrates that sufficient usable open space could be provided whilst also being flood attenuation areas.
- 3.6 Overall, it is considered that this 12.46ha site is capable of accommodating the proposed quantum of development whilst providing sufficient open space. The design and layout of the scheme would be considered in detail at reserved matters stage. The proposal, subject to securing further detail at reserved matters stage and via condition, is considered to be acceptable and adhere to the development plan and NPPF in this regard.

Policies and Guidance:-

National Planning Policy Framework (NPPF)
Section 12

National Design Guide (NDG)

The Plan for Stafford Borough (TPSB) 2011-2031
Policies N1 (Design), N8 (Landscape Character), C7 (Open Space, Sport and Recreation)

Supplementary Planning Document - Design

4. Amenity

4.1 Policy N1 of TPSB requires the design and layout of development to take account of noise and light implications and amenity of adjacent residential areas. The Design SPD provides detailed guidance including regarding garden sizes and separation distances between dwellings. The neighbours' concerns regarding impact upon amenity are noted.

Existing residents

4.2 The construction of the development is likely to impact upon the amenity of existing residents through noise, lighting, dust, vibration and construction traffic. The submission is supported by an air quality report which concludes that with appropriate mitigation the construction of the development would not have significant impacts upon air quality. The Council's Environmental Health Protection Lead has advised that the submitted air quality report is acceptable and concurs with its conclusions. A condition should be attached to ensure that the development is carried out in accordance with the report's recommendations. It is considered that these matters can be suitably controlled via mitigation strategies and would be fully assessed at reserved matters stage.

4.3 Once the development is completed the residential use is considered likely to result in fewer impacts upon residential amenity than the current/former industrial use. The submitted air quality report concludes that the traffic generated by the residential use would not result in any significant effects on human health to existing residents. The Environmental Health Protection Lead concurs with this. The proposed residential use is not considered to result in detrimental noise impacts and subject to a suitable layout and design being secured at reserved matters stage should not result in any overlooking or loss of privacy.

Future residents

4.4 Whilst the application is in outline form the submission includes an indicative layout which demonstrates that the development of 365 dwellings could be achieved whilst providing sufficient private amenity space and largely adhering to the recommended separation standards set out in the Design SPD. In the instances where indicative layout does not meet the recommendation separation standards it is considered that design solutions could be utilised to ensure that occupants have sufficient privacy.

- 4.5 The site is bound by Lichfield Road (A34), the West Coast Mainline, residential properties and commercial units and as such is likely to experience high levels of noise. The submission includes an acoustic report which assesses the existing noise levels and advises mitigation measures in order to ensure that the development provides future residents with sufficient residential amenity. The Council's Environmental Health Protection Lead has advised that the submitted report's findings are acceptable. The layout and design of the development should therefore be informed by the findings of this report. This matter would be further assessed at reserved matters stage.
- 4.6 The submission is supported by an air quality report which concludes that future residents should experience acceptable air quality. The Environmental Health Protection Lead accepts the findings of the report. A condition should be attached to ensure that the final layout and design of the development is informed by this report.
- 4.7 Severn Trent Water have advised that in order to minimise noise or odour impacts to any future occupants from the neighbouring sewage pumping station all habitable buildings should be a minimum of 15m from the curtilage of the pumping station compound. Network Rail have also recommended that a sufficient separation distance should be provided between the development and the railway line. Any subsequent reserved matters application for layout should ensure that sufficient separation distances provided between proposed dwellings and existing infrastructure.
- 4.8 The site has a historical industrial use and as such is likely to contain contaminated land. The submission includes a Phase 1 Desk Study with regards to contamination which recommends that the site be subject to further detailed assessment. The Environmental Health Protection Lead concurs with this. As such a condition is recommended to secure a detailed contamination investigation prior to the commencement of development.
- 4.9 Overall, it is considered that the site could accommodate up to 365 dwellings whilst providing sufficient amenity for both existing and future residents. The proposal, subject to securing further detail at reserved matters stage and via condition, is considered to be acceptable and adhere to the development plan and NPPF in this regard.

Policies and Guidance:-

National Planning Policy Framework (NPPF)
Paragraphs 130, 183-185

National Design Guide (NDG)

The Plan for Stafford Borough (TPSB) 2011-2031
Policy N1 (Design)

Supplementary Planning Document - Design

5. Flooding and Drainage

- 5.1 TPSB Policy N1 states that development should not be located in areas of flooding or contribute to flooding elsewhere. Policy N2 requires developments to provide sustainable drainage systems. Policy Stafford 1 reiterates this and also states that development should not harm but enhance watercourses in the town. The neighbours' concerns regarding flooding and drainage are noted.
- 5.2 During the determination of the application additional information was provided to address the concerns of the Lead Local Flood Authority (LLFA) with regards to surface water flooding. The LLFA have subsequently advised that they are satisfied that a suitable drainage scheme could be achieved for this development and have raised no objections subject to securing the final detailed surface water drainage design via condition. This condition should be attached to any approval.
- 5.3 With regards to foul drainage both the Sow and Penk Drainage Board and Severn Trent Water have raised no objections to the scheme subject to securing detailed drainage plans. This should be secured via condition.
- 5.4 The Environment Agency have raised no objections to the scheme and advised that the submitted contamination report sufficiently demonstrates that it would be possible to manage the risks posed to controlled waters by this development. The Environment Agency have requested that a detailed remediation strategy is secured via condition. This is considered to be reasonable and necessary and should be attached to any approval.
- 5.5 It is considered that, subject to adhering to conditions, the development is acceptable with regards to flooding and drainage and adheres with the development plan and NPPF in this regard.

Policies and Guidance:-

National Planning Policy Framework
Sections 14 and 15

The Plan for Stafford Borough
Policies Stafford 1 (Stafford Town), N1 (Design), N2 (Climate Change), N4 (The Natural Environment and Green Infrastructure)

6. Biodiversity, Ecology and Arboriculture

- 6.1 TPSB Policy N4 states that the natural environment will be protected and that new development where damage to the natural environment is unavoidable must provide appropriate mitigation. Policy N1 requires development to retain significant biodiversity and landscaping features and create new biodiversity areas. To comply with the guidance contained within the NPPF and the Council's biodiversity duty new development must demonstrate that it will not result in the loss of any biodiversity value of the site.

6.2 The neighbour's comments regarding biodiversity and ecological impact are noted.

With regards to ecology and biodiversity the Council's Ecologist concurs with the findings of the submitted preliminary ecology survey and recommends that further bat surveys be carried out and suitable mitigation measures secured. Further surveys were completed in Summer 2020 as part of the demolition prior approval application which found that bats activity was mainly in the south of the site close to the mature trees and scrub. As such any subsequent application should be accompanied by updated bat surveys. The Ecologist also recommends that habitat creation be incorporated within the open spaces and flood attenuation areas. It is considered that subject to securing further detail at reserved matters stage that the scheme could protect the existing limited biodiversity on site and provide a net gain to biodiversity.

6.3 The site lies within the impact risk zone of Baswich Meadows SSSI. Natural England have advised that the proposal, subject to securing detailed drainage plans and a construction environmental management plan, would not damage or destroy the interest features for which the site has been notified. These details should be secured via condition.

6.4 The eastern portion of the site contains a number of trees, many of which are subject to a TPO. The submitted indicative layout demonstrates that this tree belt would be retained and incorporated into the development. The Council's Arboricultural Officer has raised no objections so the development subject to securing an arboricultural method statement, tree protection measures and pruning and removal details. This is considered to be necessary and as such relevant conditions are recommended. It is also noted that the layout and any impact upon trees would be assessed at reserved matters stage.

6.5 Overall, it is considered that the scheme at this stage is acceptable and adheres to the development plan and NPPF in this regard.

Policies and Guidance:-

National Planning Policy Framework
Section 15

The Plan for Stafford Borough
Policies N1 (Design), N2 (Climate Change), N4 (The Natural Environment and Green Infrastructure), N5 (Sites of European, National and Local Nature Conservation Importance)

7. Impact upon Heritage Assets

7.1 TPSB Policy N9 states that development which affects the significance of a heritage asset will not be accepted, and that development is expected to sustain the significance and setting of a heritage asset. The policy also states that development should take into consideration archaeological remains and potential. Policy Stafford 1 states that development should not harm the significance of the town's heritage assets.

7.2 When considering proposals which affect the character of a Conservation Area and the setting of a Listed Building regard is to be made to Section 66 (1) and Section 72 (1) of

the Planning (Listed Building and Conservation Area Act) 1990, which requires the Local Planning Authority to have special regard to the desirability of preserving listed buildings and their settings and preserving and enhancing conservation areas.

- 7.3 The site is in close proximity to the Forebridge Conservation Area and a number of listed buildings and as such the Council's Conservation Officer has been consulted on the scheme. The Conservation Officer has raised no objections to the scheme and advised that the previous factory building was a dominant feature in the area and could be seen in views from the Forebridge Conservation Area. It has also been advised that the scheme is likely to have less of a visual impact upon the Conservation Area than the previous built form on this site and that the retention of the trees on the eastern boundary would restrict visibility of the development from the Conservation Area.
- 7.4 Overall, it is considered that the development would have neutral impact upon the surrounding heritage assets. Further assessment would be carried out at reserved matters stage once detailed site plans and designs are provided.
- 7.5 With regards to archaeology, the County's Historic Environment Team were not directly consulted on this application however were consulted on the pending application for enabling works on this site (21/33986/FUL). The County Archaeologist advised that there is potential for underground remains to be present on the site and recommended that an archaeological scheme of investigation be secured via condition. This is considered reasonable and necessary and should be attached to any subsequent approval.
- 7.6 Overall, it is considered that subject to adhering to conditions and securing further information at the reserved matters stage the proposal is acceptable with regards to impact upon heritage assets and adheres to the development plan and NPPF in this regard.

Policies and Guidance:-
National Design Guide (NDG)

National Planning Policy Framework (NPPF)
Section 16

The Plan for Stafford Borough (TPSB) 2011-2031
Policies Stafford 1 (Stafford Town), N1 (Design), N8 (Landscape Character), N9 (Historic Environment)

8. Cannock Chase SAC

- 8.1 Policy N6 of TPSB states that development will not be permitted where it would lead directly or indirectly to an adverse impact on the Cannock Chase SAC, and the effects cannot be mitigated. Policy Stafford 1 also reiterates this.
- 8.2 Policy N6 of TPSB sets out that any development leading to a net increase in dwellings within a 15km radius of the Cannock Chase Special Area of Conservation (SAC) will be deemed to have an adverse impact on the SAC unless or until satisfactorily avoidance and/or mitigation measures have been secured. The Council has adopted

guidance acknowledging a 15km Zone of Influence and seeking financial contributions for the required mitigation from residential developments of 10 or more net units within the 0-8km zone. The proposal lies within the 0-8km zone of the Cannock Chase SAC and proposes up to 365 net dwellings, as such a financial contribution is required.

8.3 Under the provisions of the Conservation of Habitats and Species Regulations 2017, the Local Planning Authority as the competent authority, must have further consideration, beyond the above planning policy matters, to the impact of this development, in this case, due to the relative proximity, on the Cannock Chase SAC. Therefore, in accordance with Regulation 63 of the aforementioned Regulations, the Local Planning Authority has undertaken an Appropriate Assessment. The Council's Appropriate Assessment (AA) concludes that the mitigation measures identified within the Council's Development Plan for windfall housing sites, will address any harm arising from this development to the SAC. The applicant has agreed to signing a unilateral undertaking to secure the financial contribution should the application be approved.

8.4 Natural England are a statutory consultee on the Appropriate Assessment (AA) stage of the Habitats Regulations process and have therefore been duly consulted. Natural England have concurred with the conclusions of the LPA's AA and therefore they have offered no objections to the proposal, subject to the financial contribution being secured.

8.5 On this basis, it is concluded that the LPA have met its requirements as the competent authority, as required by the Regulations and therefore the proposal will comply with the requirements of the Development Plan and the NPPF in this regard.

Policies and Guidance:-

National Planning Policy Framework (NPPF)
Paragraphs 174, 180, 182

The Plan for Stafford Borough (TPSB) 2011-2031
Policies Stafford 1 (Stafford Town), N6 (Cannock Chase Special Area of Conservation (SAC))

9. Planning obligations and contributions

9.1 Under the provision of Policy I1 new development which provide additional residential units should be supported by appropriate levels of infrastructure and these should be secured via legal agreement. Policy I1 also advises that in assessing such requirements the viability of developments is taken into consideration when determining the extent and priority of development contributions. The neighbours' comments regarding infrastructure provision are noted.

9.2 NPPF paragraph 57 states that planning obligations should only be sought where they meet all the following tests:

- "a) necessary to make the development acceptable in planning terms;*
- b) directly related to the development; and*
- c) fairly and reasonably related in scale and kind to the development."*

Affordable housing

9.3 Paragraph 65 of the NPPF advises that major housing development schemes are expected to provide at least 10% of the scheme as affordable housing. Policy C2 sets out that residential developments of 12 or more units in Stafford must provide at least 30% affordable housing as part of the scheme. The policy also states that developers are expected to provide an independent economic viability assessment if a lower provision of affordable housing is proposed.

9.4 The Council's Housing Team have advised that 30% of the development should be affordable housing, equating to 109 units. They have also advised that the affordable homes should be 80% social rent (88 units), 20% intermediate affordable (21 units). The Housing Team also advise that there is a shortfall of 1 and 2 bed properties, and an oversupply of 3 bed properties. As this is an outline application the final housing mix would be considered at reserved matters stage.

Education

9.5 Based on the location of the proposed development, Staffordshire County Council's School Organisation Team have advised that the development would impact on school places in Stafford and more specifically at the following schools:

- St Paul's CE (VC) Primary, St Austin's Catholic Primary, St Leonard's Primary
- Stafford Secondary cluster of schools.

The County Council have advised that the erection of 365 dwellings would create a requirement for 77 primary school places, 52 secondary places and 10 post-sixteen places.

9.6 There are projected to be an insufficient number of school places in the local area within existing provision, to accommodate the children generated by this development, at both primary and secondary phases of education. The proportionate cost from this development for facilitating the delivery of such is £1,903,633, with £1,013,705 required towards the provision of additional primary places. £889,928 required towards the cost of a new secondary school. This contribution would however been finalised at reserved matters stage dependent upon final housing numbers and mix.

Sports provision

9.7 Policy C7 states that new residential development is required to provide additional open space, sport and recreation provision. The policy also states that where it can be demonstrated that the provision of neither on-site nor off-site facilities is appropriate a financial contribution may be considered.

9.8 The Council's Sport and Outdoor Leisure Officer has advised that there is currently a shortfall of pool space and artificial turf pitches within the Borough. It is recommended that the development of 365 dwellings should contribute £21,711 for Artificial Turf Pitches (3G); £132,394 for Sport Courts / Halls; and £140,020 for Pool provision. This has been calculated using the Sport England Facilities calculator. The Officer also refers to an existing bowling green, however this falls outside of the red line boundary of the development site.

Viability considerations

9.9 Paragraph 58 of the NPPF advises that *“It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force.”*

9.10 The submission includes a viability assessment which seeks to justify the reduction of contributions due to viability issues. The Council appointed District Valuer Services (DVS) to assess the submission, who concluded that the scheme with the policy requirement contribution would be unviable. Furthermore DVS agreed that the development was unviable with no affordable housing provision or financial contributions. The applicant has therefore offered a reduced package of contributions, to be secured via legal agreement, which includes:

- The full Cannock Chase SAC contribution of £159 per dwelling
- The full travel plan monitoring fee of £11,325
- A reduced education contribution of £1,013,705 to cover the requested primary school contribution only, and
- 10% affordable housing provision, with a tenure split of 50% social rent / 50% intermediate.

9.11 Whilst it is unfortunate that the full contributions cannot be provided, given that it has been demonstrated that the scheme is unviable, it is considered on balance that the proposed package of contributions is acceptable in this instance. The scheme would deliver additional housing within a sustainable settlement utilising a brownfield site which otherwise may be left undeveloped for a number of years.

Financial considerations

9.12 The development would give rise to a number of economic benefits. For example, the development will deliver direct construction jobs, including supply chain related benefits and relevant deductions. In addition, the development would lead to the creation of new indirect jobs, through new expenditure introduced to the local economy. It should also be noted that the development will generate New Homes Bonus, Council Tax and Business Rates.

Policies and Guidance:-

National Planning Policy Framework (NPPF)
Paragraphs 57, 58, 65

The Plan for Stafford Borough (TPSB) 2011-2031
I1 (Infrastructure Delivery Policy), C2 (Affordable Housing), C7 (Open Space, Sport and Recreation)

10. Planning Balance and Conclusion

In conclusion, this development, whilst resulting in the loss of an employment site, is considered to be an acceptable housing site and the proposal is considered to be acceptable in principle. The indicative layout and detailed submission demonstrates that the proposed quantum of development could be accommodated whilst providing sufficient open space, residential amenity and flood attenuation areas. The proposed access is considered to be acceptable and the proposal is not considered to result in significant detrimental highway impacts. The scheme would provide opportunities for additional landscaping and habitat creation, alongside providing sufficient drainage and flood attenuation areas. The development is not considered to harm the integrity of the Cannock Chase SAC. The scheme would also provide contributions to primary education and some affordable housing provision. Overall, on balance, the proposal is considered to be sustainable development which adheres with the development plan as a whole and NPPF and is recommended for approval subject to conditions and securing a legal agreement to provide planning obligations for the provision of on site affordable housing and financial contributions towards primary education, Cannock Chase SAC and a travel plan monitoring fee.

Consultations

Highway Authority (SCC):

No objection subject to conditions to secure details of layout, parking, turning space, drainage, road construction, emergency access to and through the site, pedestrian accesses, construction management plan and a travel plan. Also recommend a condition to ensure that the access alterations from Ranshaw Drive are completed prior to first occupation. Require a travel plan monitoring fee of £11,325 to be secured via legal agreement. The site is accessible by sustainable modes of transport. Sufficient modelling work of different junctions has been provided. The former factory at operational peak employed approx. 6,000 staff with up to 1,500 staff on site at any one time. (6/11/20)

Lead Local Flood Authority (SCC):

No objections subject to conditions to secure final detailed surface water drainage design. The overall strategy should be in accordance with the principles laid out within the submitted assessment dated January 2020 and illustrative drainage strategy associated plans. Specifies the requirements for the drainage design. (13/7/21)

Further information required regarding hydraulic modelling. (28/5/21)

Further information required regarding downstream culvert details, incoming fluvial flows, hydraulic modelling, proposed discharge rate. (27/4/21)

Further information required regarding runoff rates and flood risk. (8/3/21)

Further information required regarding runoff rates and flood risk. (26/5/20)

Education (SCC):

The development would impact upon school places at St Paul's CE (VC) Primary, St Austin's Catholic Primary, St Leonard's Primary and Stafford Secondary cluster of schools. A contribution of £1,903,633 (index linked) is required for 365 dwellings to cover

primary and secondary education and should be secured via S106 agreement. £1,013,705 required towards the provision of additional primary places. £889,928 required towards the cost of a new secondary school. Sets out the payment timeline for the contribution. This contribution would be re-calculated at reserved matters stage. (5/5/20)

Housing:

The scheme would require 30% affordable housing, which equates to 109 units. Stafford Borough has an annual shortfall of 210 affordable dwellings. The affordable homes should be 80% social rent (88 units), 20% intermediate affordable (21 units). There is a shortfall of 1 and 2 bed properties, and an oversupply of 3 bed properties. A mix of house types and sizes is expected. Affordable housing must meet the Homes England standards in terms of floor area and rent level. A Section 106 agreement or similar arrangement would be required. (18/5/20)

Biodiversity and Ecology:

No objection subject to conditions to ensure that the suggested mitigation in the submitted report is adhered to and further bat surveys will be required. Provides habitat creation recommendations. (12/5/20)

Environmental Protection Lead:

The submitted acoustic and air quality reports are acceptable. The ground investigation report is pending. (5/5/20)

Arboriculture:

No objection subject to conditions to secure an arboricultural method statement, tree retention and protection plan, a comprehensive schedule of works for tree pruning and removal, retention of replacement trees. Also recommend condition regarding nesting birds and timing of works. (23/9/21)

Design Advisor:

Submission has addressed some of the matters discussed at pre-application stage. Provides detailed design comments and suggests improvements including: articulation of principle streets, provision of desire line vistas to continue through and beyond the site, widening and greening of three areas of the site, north-eastern parcel should provide an active outward facing frontage to Lichfield Road, parking needs redesigning to ensure it's not the dominant feature in the street. Further detail required regarding: building height distribution, dimensioned street sections, house types. No objections to a more contemporary architectural design, a range of colours and finishes to doors, windows and fascia's will be required. A revised Design and Access Statement should be provided to reflect any changes made to the layout and design. (27/9/21)

Open Space and Leisure:

Sports pitch provision and built associated features within the area fall short of national standards. All open space should be provided on site. A development of 365 units would require 26,202m² (6.47 acres) of open space, including play space. The open space should be delivered in a way that supports and enhances the green infrastructure network and allowing for multiuse of the space. Provides guidance on play and open space design. We would not be seeking to adopt any of the footpaths or cycleways nor any land which forms part of a flood attenuation scheme, in this instance none of the open space. An alternative management method must be secured. All trees should be native, and where

planted next to hardstanding should be planted in tree pits and linear pavement protection provided.

In accordance with the financial contributions guide for new development provision of Open Space and commuted sums, the contribution required for this development should be a capital investment of £334,184.33 with a maintenance contribution of £622,542.58. The following contributions will be required towards sports provision: £21,711 for Artificial Turf Pitches (3G); £132,394 for Sport Courts / Halls; and £140,020 for Pool. (18/5/20)

Conservation:

No objection, request to be consulted on reserved matters application. Recommend SCC Archaeology are consulted. The site has been used a factory site since 1903. The site is located south of The Hough Retail Park, which sits between the site and the Forebridge Conservation Area. The site has been vacant for some years and the buildings were demolished at the end of 2020/beginning of 2021. The former factory buildings (particularly some of the later ones) were a dominant feature in the area and could be seen in views from the Forebridge Conservation Area from Lichfield Road, St Leonards Avenue and The Hough Retail Park. It is likely that any new residential dwellings (including apartments) would have less of a visual impact on the conservation area than the previous factory buildings, as their scale and massing would be significantly less. It is unlikely that the new residential development would be visible from views within the conservation area if the existing tree belt to Lichfield Road is to be retained (concept site plan suggest this is to be the case). (4/10/21)

Natural England:

No objections subject to appropriate mitigation being secured via a developer contribution towards the Cannock Chase SAC, and conditions to secure detailed drainage plans and a construction environmental management plan. Without appropriate mitigation the application would have adverse impacts upon the Cannock Chase SAC and the Baswich Meadows SSSI. Concur with the LPA's Appropriate Assessment conclusions. Provide advice regarding green infrastructure. (20/10/21)

Environment Agency:

No objections subject to conditions to secure a detailed contamination remediation strategy. (12/5/20)

Network Rail:

Accept the open ditch adjacent to the railway given that the topography is level, the ditch slopes are ideal and there are no concerns for instability. A 2m buffer will be required adjacent to the southern boundary fence for maintenance purposes. Any bund should not encroach or damage the boundary fence, bunds should have gradients no steeper than 1:1.5. The existing boundary fencing may need replacing, would welcome contribution from the developer for this. (6/5/20)

Aware of proposal and Asset Protection and Drainage teams are feeding into the scheme regarding the bund and brook diversion. (4/5/20)

Sow and Penk Drainage:

No objection subject to a condition regarding drainage. There should be no obstructions within 9m of the edge of an ordinary watercourse without consent from the drainage board. (21/4/20)

Severn Trent Water:

No objection subject to a condition to secure detailed drainage plans. The development must not restrict access to the neighbouring Sewage Pumping Station (SPS). In order to minimise noise or odour impacts to any future occupants it is advised that all habitable buildings are constructed a minimum of 15m from the curtilage of the SPS compound. (21/5/20)

Campaign to Protect Rural England:

Support the use of a brownfield site in a sustainable location, though as local roads are very congested the use of cycling, walking and public transport should be promoted. A lower density of housing would be preferable and a high standard of design should be utilised. Welcome biodiversity enhancements, the removal of trees should be compensated by adequate amount of tree planting in other locations. A wetland area could be created. The houses should be constructed to highest energy standards. Hope that social rent or affordable houses are provided within the scheme. The development should be constructed to the highest possible standards of energy efficient and is possible have solar panels. The previous use of the site was a strategic industrial site nationally and internationally, which provided jobs. Hope that there'll be local employment opportunities. (12/5/20)

Consultation expired 22.05.2020 no response received from Cadent, Western Power Distribution, Forward Planning.

Neighbours (378 consulted):

44 responses, material planning considerations summarised below:

- Proposed access unsuitable and unsafe
- Existing parking issues and congestion will worsen
- Local roads cannot accommodate additional traffic
- Highway safety concerns
- Request that a vehicle access is provided on Lichfield Road also
- The Lichfield Road access for the factory is very dangerous
- A pedestrian/cycle crossing point is required on the Ranshaw Drive access
- Insufficient access for emergency services within the development
- Parking for 2-3 vehicles per dwelling should be provided
- Electric vehicle charging point should be provided
- Internal roads should be able to accommodate buses
- Local services are oversubscribed or insufficient – schools, doctors, hospital etc
- Overdevelopment
- Insufficient green and open space
- Insufficient affordable housing provision
- Impact upon residential amenity during construction and upon completion – loss of light, noise, overlooking, light pollution, dust
- Drainage and flooding impacts
- Development will generate waste
- Site should be used for employment (industrial or commercial), such as for small business premises
- Site should be used as open space or recreation provision
- Lack of employment opportunities locally

- Impact upon environment – air pollution, ground contamination, traffic emissions
- Impact upon biodiversity
- Support the reuse of a brownfield site
- Factory was an eyesore
- The site is in a sustainable location and easily accessible
- Good opportunity to increase biodiversity through habitat creation and tree planting
- A play area should be provided
- Houses should be built to highest energy efficiency standards, possibly with solar panels
- There should be a wide range of house types
- Stafford doesn't need more housing
- Insufficient public consultation
- Trees along eastern boundary should be retained and enhanced with further planting

Site Notice expiry date: 22.05.2020

Newsletter Advert expiry date: 03.06.2020

Relevant Planning History

20/31702/ESS - Screening Opinion request – Not EIA development 09.03.2020

20/32308/NDEM - Prior Notification - Demolition of all existing buildings (c. 60,000 sq m of floorspace) on the former General Electric / Alstom site – Prior approval required 09.06.2020

21/33986/FUL - Enabling works including remediation, restoration and reprofiling of land, opening and realignment of culvert, and associated works. – Pending consideration

21/34681/FUL - Full planning application for proposed modifications to site access off Ranshaw Drive – Pending consideration

Recommendation

Approve, subject to the following conditions::

1. The development hereby approved shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later. Application(s) for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
2. The development authorised by this permission shall be carried out in complete accordance with the approved plans and specification, as listed below, except insofar as may be otherwise required by other conditions to which this permission is subject;

M90205_001_Location_1-2500 Rev B,
 M90205_002_ExistingSite_1-2000,
 33601_T Rev 0,
 73282-CUR-00-XX-DR-TP-75003-P07.

3. This is an outline planning permission and before the development is commenced details of the layout of the site (including the disposition of roads, buildings, parking and open spaces), the scale of the buildings, the appearance of the buildings (including materials to be used on all external surfaces), and the landscaping of the development (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

In the event that the development is to be implemented in phases, and before submission of any reserved matters application, a phasing plan shall first be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved phasing plan.

4. A) Before any phase of the development hereby approved is commenced, a written scheme of archaeological investigation ('the Scheme') shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall provide details of the programme of archaeological works to be carried out within the site, including post-excavation reporting and appropriate publication.
 B) The archaeological site work shall thereafter be implemented in full in accordance with the written scheme of archaeological investigation approved under (4A).
 C) 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 under (4A). Provision shall also be made for analysis, publication and dissemination of the results and archive deposition being secured.
5. No development shall commence unless and until the site has been subjected to a detailed scheme for the investigation and recording of any contamination of the site (with regards to human health and controlled waters) and a report shall be submitted to and approved in writing by the Local Planning Authority. The report shall identify any contamination on the site (including 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), the subsequent remediation works considered necessary to render the contamination harmless and the methodology used.
 B) The remediation scheme approved pursuant to 5A above shall be completed and a validation report submitted to and approved in writing by the Local Planning Authority within 1 month of the approved remediation being completed prior to the first occupation of any part of the development.
6. Notwithstanding any description / details within the application and before the commencement of development, details of an emergency access (existing HGV access) to the site, including details of the route through the site shall be submitted

to and approved in writing by the Local Planning Authority. The emergency access shall thereafter be constructed in accordance with the approved details and retained for the life of the development.

7. Notwithstanding any description / details within the application and before the commencement of development, details of the proposed pedestrian access to the site connecting the site to the A34 and through the development site shall be submitted to and approved in writing by the Local Planning Authority. The pedestrian access shall thereafter be constructed in accordance with the approved drawings and retained for the life of the development.
8. Before the development hereby approved is commenced, full details of road construction, including longitudinal sections and drainage, shall be submitted to and approved in writing by the Local Planning Authority. The roads shall thereafter be constructed in accordance with the approved details and retained for the life of the development.
9. No development shall commence unless and until a Construction Management Plan (CMP) has been submitted to, and approved in writing by, the Local Planning Authority. The approved CMP shall include details relating to:
 - A) The routeing and operational characteristics of construction vehicles to and from the site,
 - B) Parking facilities for vehicles of site personnel, operatives and visitors,
 - C) Arrangements for the loading and unloading of plant and materials,
 - D) Areas of storage for plant and materials used during the construction of the proposed development,
 - E) Measures to prevent the deposition of deleterious material on the public highway during the construction of the proposed development including the provision of vehicle wheel wash facilities.
 All site operations shall then be undertaken strictly in accordance with the approved CMP for the duration of the construction programme.
10. No development shall commence unless and until a final detailed surface water drainage design has been submitted to and approved in writing by the Local Planning Authority. The overall strategy shall be in accordance with the principles laid out within the 18560-RLL-20-XX-RP-C-001 Flood Risk Assessment, Dated January 2020, which includes under appendix F the illustrative drainage strategy plans:
 - 18560-RLL-20-00-DR-C-100 Storm and Foul Drainage Strategy Plan Sheet 1 of 3 - Revision P1 - Dated March 2020
 - 18560-RLL-20-00-DR-C-101 Storm and Foul Drainage Strategy Plan Sheet 2 of 3 - Revision P1 - Dated March 2020
 - 18560-RLL-20-00-DR-C-102 Storm and Foul Drainage Strategy Plan Sheet 3 of 3 - Revision P1 - Dated March 2020.

The design shall demonstrate:

- Surface water drainage system(s) designed in accordance with the Non-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.
- Limiting the surface water run-off generated by the site to a maximum of 700 l/s so that it will not increase the risk of flooding off-site.
- Provision of surface water runoff attenuation storage to achieve the limited discharge.
- 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 shall demonstrate the performance of the designed system for a range of return periods and storm durations.
- Evidence of permission to discharge where applicable.
- Plans illustrating flooded areas and flow paths in the event of exceedance of the drainage system, including pump failure where applicable.
- Provision of an acceptable management and maintenance plan for surface water drainage to ensure that surface water drainage systems shall be maintained and managed for the lifetime of the development.

The approved drainage system shall thereafter be provided before the first occupation of the dwellings and retained as such for the life of the development.

11. No development shall commence unless and until full details of the proposed foul water drainage system for the development have been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall thereafter be provided before the first occupation of the dwellings and retained as such for the life of the development.
12. The landscaping details to be submitted pursuant to condition 3 shall include a detailed landscape and planting scheme incorporating the retention of existing trees. The approved landscape and planting scheme shall thereafter be implemented within eight months of the development being first brought into use.
13. Before the development hereby approved is commenced, full details of protective fencing and/or other protective measures to safeguard existing trees on the site shall be submitted to and approved in writing by the Local Planning Authority. The agreed tree protection measures shall thereafter be provided in accordance with the approved details and retained for the duration of construction (including site clearance works). No fires, excavation, change in levels, storage of materials, vehicles or plant, cement or cement mixing, discharge of liquids, site facilities or passage of vehicles, plant or pedestrians, shall occur within the protected areas. The approved scheme shall be kept in place until all parts of the development have been completed, and all equipment; machinery and surplus materials have been removed.
14. Before the development hereby approved is commenced, 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) shall be submitted to and approved in writing by the Local Planning Authority. The measures within the approved Arboricultural Method Statement of the

development shall be implemented and maintained until the completion of all construction activity.

15. Before the development hereby approved is commenced, a comprehensive schedule of works for tree pruning and removal shall be submitted to and approved in writing by the Local Planning Authority. Thereafter no tree removals or pruning of any kind shall be carried out except as prescribed in the approved schedule of works.
16. Before the development is first occupied, the proposed site access, as illustrated in Drawing 73282-CUR-00-XX-DR-TP-75003-P07 shall be completed, including the access crossing between the site and carriageway edge made redundant as a consequence of the development being permanently closed and the access crossing reinstated as verge/footway. The access shall thereafter be retained as such for the life of the development.
17. This permission is for the construction of no more than 365 dwellings.
18. Any tree, hedge or shrub planted as part of the approved landscape and planting scheme (or replacement tree/hedge) on the site and which dies or is lost through any cause during a period of 5 years from the date of first planting shall be replaced in the next planting season with others of a similar size and species.
19. 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.
20. The Travel Plan shall be implemented in accordance with the timetable set out in the submitted Interim Travel Plan, ref: 073282-CUR-00-XX-RP-TP-001, Revision V01, dated 25 February 2020, produced by Curtins. 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.
21. The development hereby approved shall be carried out in strict accordance with the recommendations, methods of working and mitigation measures, as detailed within the submitted Ecological Impact Assessment, ref: 402.09974.00001 version 2, dated February 2020, produced by SLR.
22. The development hereby approved shall be carried out in completed accordance with the submitted:
 - 'Air Quality Assessment', dated February 2020, produced by Air Quality Consultants,
 - 'Acoustics, Proposed New Residential Development, Report on Existing Noise Climate, Revision 3', dated 28 February 2020, produced by Hoare Lea.

23. Before the commencement of any phase of development details of the method of any piling / drilling works together with a timetable for the carryout of such works shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.
24. No site works, including associated deliveries, 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.
25. Before the commencement of any phase of development, details of any 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 the development.
26. No development shall be commenced unless and until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority to show how construction works will avoid damage to the Baswich Meadows Site of Special Scientific Interest (SSSI), and in particular how run-off will be controlled to prevent pollutants entering the nearby watercourses which are hydrologically connected to the SSSI. The development shall thereafter be implemented in accordance with the approved measures.

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

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004
2. To define the permission.
3. The application has been made for outline permission (including access) only.
4. In order to afford proper archaeological investigation recording and protection. (Policy N9 of The Plan for Stafford Borough).
5. To ensure that all contaminated land issues on the site have been adequately addressed to protect the water environment and to safeguard future residential amenity. (Policies N1 e and N4 of The Plan for Stafford Borough).
6. To ensure adequate emergency access to the site, in the interests of the highway safety (Policies T1 and T2 of The Plan for Stafford Borough).

7. To ensure adequate pedestrian access to the site, in the interests of the highway safety (Policies T1 and T2 of The Plan for Stafford Borough).
8. To ensure adequate internal roads, in the interests of the highway safety (Policies T1 and T2 of The Plan for Stafford Borough).
9. In the interests of the highway safety (Policies T1 and T2 of The Plan for Stafford Borough).
10. To ensure the provision of adequate drainage facilities and to reduce the risk of surface water flooding to the development and properties downstream for the lifetime of the development (Policies N1 n and N2 of The Plan for Stafford Borough).
11. To ensure the provision of adequate drainage facilities. (Policy N2 of The Plan for Stafford Borough).
12. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).
13. To protect the mature trees which are to be retained in order to safeguard the character and appearance of the area (Policies N1h and N5 of The Plan for Stafford Borough).
14. To protect the mature trees which are to be retained in order to safeguard the character and appearance of the area (Policies N1h and N5 of The Plan for Stafford Borough).
15. To ensure the satisfactory appearance of the development (Policies N1 f and N5 of The Plan for Stafford Borough).
16. To ensure adequate access to the site, in the interests of the highway safety (Policies T1 and T2 of The Plan for Stafford Borough).
17. To define the permission.
18. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).
19. To protect the ecological interests of the site. (Policies N1 f of The Plan for Stafford Borough).
20. To promote sustainable travel and in the interests of the highway safety (Policy T1 of The Plan for Stafford Borough).
21. To protect the ecological interests of the site and provide net gains to biodiversity. (Policies N1 f of The Plan for Stafford Borough).
22. To safeguard the occupiers of residential properties from undue noise and air pollution. (Policy N1 e of The Plan for Stafford Borough).

23. To safeguard neighbouring residential properties from undue noise and vibration. (Policy N1 of the Plan for Stafford Borough).
24. To safeguard the occupiers of nearby residential properties from undue noise and general disturbance. (Policy N1 of the Plan for Stafford Borough).
25. To safeguard the occupiers of adjacent residential properties from nuisance caused by light spill / pollution. (Policy N1 of the Plan for Stafford Borough).
26. To safeguard the biodiversity interests of the site together with protected species and their habitats during development. (Paragraph 180 b of the National Planning Policy Framework and Policy N5 of the Plan for Stafford Borough).

Informative(s)

- 1 In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) (Order) 2010, as amended, and the National Planning Policy Framework 2021, the Council has worked in a positive and proactive way in determining the application and has granted planning permission.
- 2 This development will require approval under Section 7 of the Staffordshire Act 1983 and the proposed adoption of the roads will require a Section 38 agreement of the Highways Act 1980. Please contact Staffordshire County Council to ensure that approvals and agreements are secured before commencement of works. Section 38 Agreement Manager contact: sharon.daniels@staffordshire.gov.uk. Should the details for the emergency access require a new access to the Highway a S184 notice will be required from Network Management.
- 3 It is advised that the consultee comments received are utilised to inform the subsequent reserved matters applications.
- 4 The applicant is advised to note and act upon as necessary the comments of the Environment Agency dated 12/05/2020. Where there is any conflict between these comments and the terms of the planning permission, the latter takes precedence.
- 5 The Applicant/Developer is advised to take note of the legal agreement signed in relation to this planning permission.

20/32041/OUT
Land Off Lichfield Road
Stafford

