

## Stafford North Housing SDL - Applications within the Boundary

Number	Location	Application Number	Decision	Decision Notice	Location Plan
1	Land To the North of A513 (Beaconside) And East Of A34, Stone Road, Stafford	14/20781/REM 13/18533/REM 10/13362/OUT	Approved Approved Approved	Yes Yes Yes	SL-P-01 LP02 Rev 2 D-10-001 Rev P1
2	Land To North Of Beaconside And East Of A34 Stone Road, Beaconside, Stafford	14/21007/FUL	Approved	Yes	SL-P-32



Taylor Wimpey North Midlands C/O Barton Willmore LLP Mrs Kathryn Ventham Barton Willmore Regent House Princ 4 Homer Road Solihull West Midlands B91 3QQ	Date Registered Decision Date Issued Date	15 July 2014 24 September 2014 24 September 2014
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## TOWN AND COUNTRY PLANNING ACT 1990

### PERMISSION FOR DEVELOPMENT

Application No:	14/20781/REM
Proposed Development	Reserved matters application (appearance, landscaping, layout and scale) for 152 dwellings pursuant to planning permission 10/13362/OUT
Location	Land To North Of Beaconside And East Of A34 Stone Road Beaconside Stafford
O. S. Reference:	391211 326427

Stafford Borough Council, in pursuance of powers under the Town and Country Planning Act, hereby permits the above development in accordance with the accompanying plans and subject to the following conditions :-

1. This development shall only be carried out in accordance with the outline permission reference 10/13362/OUT and the following approved plans; drawing nos. SL-P-01; 470/10A/REV A (layout); c-1192-03; -04; -05; -06; 470/MAT-02a; 470-BOU-02a; CW/6843-P-TP-2(Area 1) and (Area 2); 470/G/01; /02; and Plans and Elevations:- Ardingham; Yewdale; Monkford; Lydford; Lavenham; Langdale; Ingleton; Eynsham; Haddenham; Gosford; Earlford; Denford; Canford; Belford; Clifford; and Dadford..
2. This consent does not permit or relate to the play equipped areas of public open space shown on the approved plans.



Taylor Wimpey North Midlands	Date Registered	15 July 2014
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Mrs Kathryn Ventham Barton Willmore Regent House Princ	Issued Date	24 September 2014
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3. Notwithstanding any information in the application, no development shall commence until samples or photographic illustrations of the facing bricks shown on plan no. 470/MAT-02a have been submitted to and approved in writing by the Local Planning Authority. Thereafter, only the approved facing bricks as shown on that drawing shall be used to construct the dwellings unless alternatives have been agreed in writing with the Local Planning Authority.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development)(Amendment)(No.2)(England) Order 2008 or as may be subsequently amended, the garages hereby approved, once constructed, shall be retained for the parking of vehicles. They shall not be used or converted to habitable accommodation at any time.

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

1. To define the permission.
2. To define the permission.
3. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).



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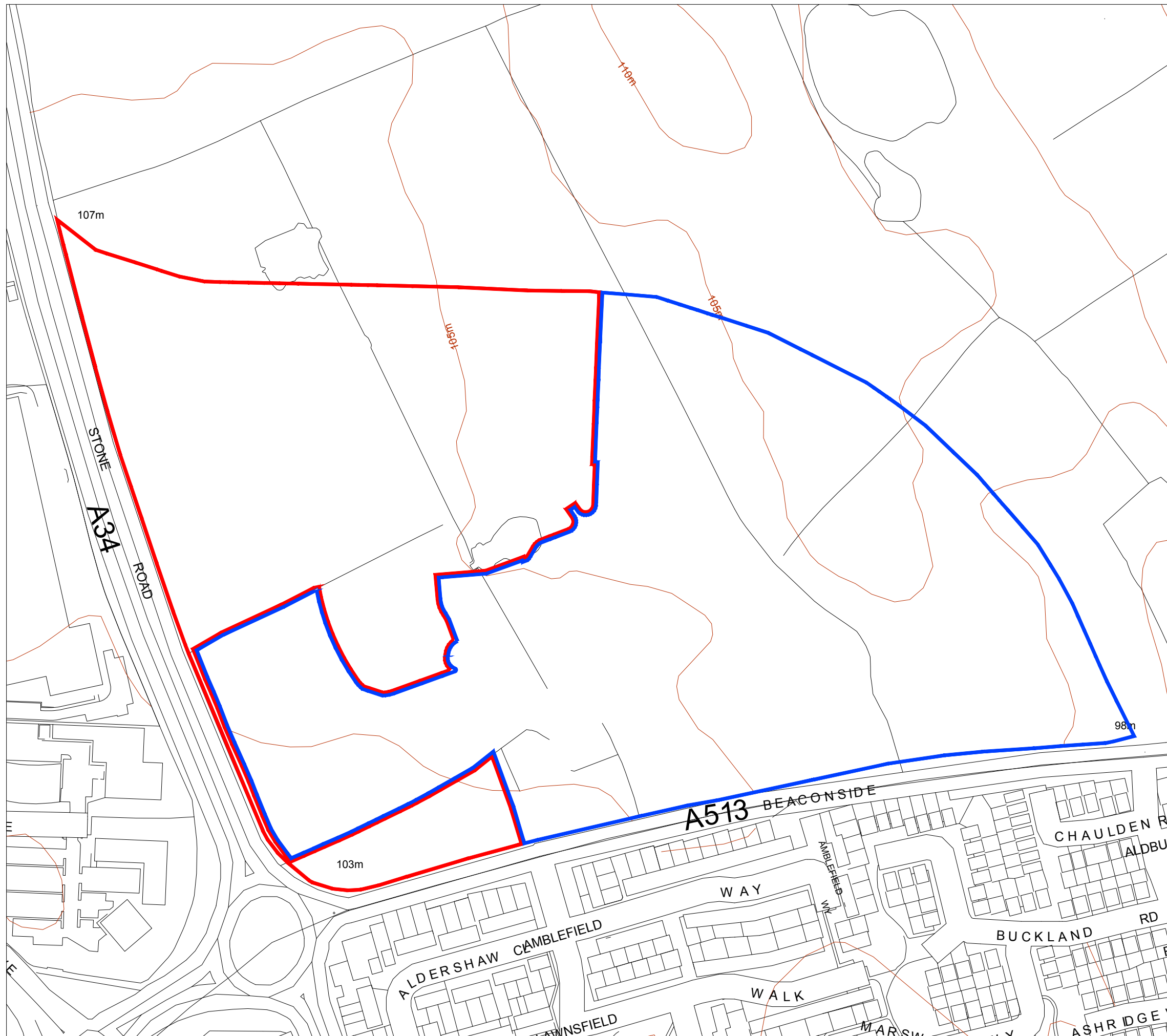
### PERMISSION FOR DEVELOPMENT

4. To ensure the provision of adequate off-street facilities in the interests of the convenience and safety of users of the highway. (Policy T2d of The Plan for Stafford Borough).

#### INFORMATIVE(S)



- 1 The proposals are sustainable development complying with the National Planning Policy Framework

Head of Planning and Regeneration  
On behalf of the Council



The scaling of this drawing cannot be assured

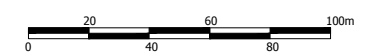
Revision	Date	Drn	Ckd
-	-	-	-

-  Application Boundary
-  Other Land Under Applicants Control

Project  
**Beaconside Phase 2**  
**Stafford**  
 Drawing Title  
**Site Location Plan**



Date 10.07.14	Scale 1:2,500@A3	Drawn by M.S.	Check by K.V.
Project No 20802	Drawing No SL-P-01	Revision -	



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Date Registered 20 May 2013  
Decision Date 1 August 2013  
Issued Date 19 August 2013

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## TOWN AND COUNTRY PLANNING ACT 1990

### PERMISSION FOR DEVELOPMENT

Application No: 13/18533/REM  
Proposed Development Submission of Reserved Matters (layout, scale, appearance and landscaping) for the construction of 257 dwellings served via two access points from Beaconside (approved under planning permission 10/13362/OUT), landscaping, car parking, earthworks to facilitate storm water drainage and all other ancillary and enabling works (Phase 1)  
Location Land At Beaconside Stafford Staffordshire  
O. S. Reference: 391485 326361

Stafford Borough Council, in pursuance of powers under the Town and Country Planning Act, hereby permits the above development in accordance with the accompanying plans and subject to the following conditions :-

1. 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.
2. Except insofar as may be otherwise required by other conditions to which this permission is subject the development shall be carried out in accordance with the following listed plans:

LP02 Revision 2, Location Plan Phase 1, dated May 2012  
1:500 Site Layout  
01 Revision M, Proposed Planning Layout (Phase 1), dated April 2012  
Tree Protection Plan, dated 2 April 2013;  
c-988-01, Detailed landscape proposals sheet 1 of 3, dated March 2013

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### PERMISSION FOR DEVELOPMENT

c-988-01, Detailed landscape proposals sheet 2 of 3, dated March 2013  
c-988-03, Detailed landscape proposals sheet 3 of 3, dated March 2013  
Lavenham house type  
Eynsham house type  
Aldenham house type  
Clifford house type  
Belford house type  
Canford house type  
Dadford house type  
Denford house type  
Easdale house type  
Earlsford house type  
Edale house type  
Haddenham house type  
Ingleton house type  
Langdale house type  
Lydford house type  
Monkford house type  
Yewdale house type  
G/01, Single Garage, dated March 2013  
G/02, Double Garage, dated March 2013  
G/03, Double Shared Garage, dated March 2013  
02, Boundary Treatments, dated March 2013  
Travis Baker drawing 11091/102B  
Travis Baker drawing 11091/103B

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Ref: 13/012

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3. No dwelling shall be occupied until the spaces shown on the approved plan for the associated parking and manoeuvring of vehicles has been provided and thereafter the spaces shall be kept permanently available for the purposes of parking vehicles.
4. No development shall commence until a scheme has been submitted to and approved in writing by the local planning authority for the provision to be made for accommodating 10 bat boxes or bat bricks on dwellings or buildings within the hereby approved development. The scheme to be submitted shall include the precise location, design and dimensions of the bat boxes or bat bricks. The approved scheme shall be installed before the associated dwelling or building is first occupied or brought into use.
5. The development hereby permitted shall not be brought into use until details of improved pedestrian connectivity within the internal road network and details of roads that will be subject to shared surface treatments have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details and be completed prior to final occupation.
6. The development hereby permitted shall not be commenced until a traffic management scheme detailing the management and routing of construction traffic, delivery times and internal compound arrangements has been submitted to and approved in writing by the Local Planning Authority. The approved traffic management scheme shall thereafter be implemented prior to any works commencing on site.

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### PERMISSION FOR DEVELOPMENT

7. No part of the development shall be occupied until the the approved works of the the drainage scheme have been carried out and implemented in accordance with Travis Baker drawings 11091/102/B and 11091/103/B, or any other subsequent proposals, the details of which shall be submitted and approved in writing prior to the occupation of the development.
8. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.
  - (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard BS 3998:2010 Tree Work.
  - (b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.
  - (c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

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9. All trees, shrubs, hedges and bushes which are to be retained in accordance with the approved plans and particulars shall be protected in accordance with an with the BS 5837: 2012 "Trees in Relation to design, demolition and construction" recommendations for tree protection. This shall include establishing a Root Protection Area (RPA) around each tree, shrub, hedgerow or bush, in accordance with the recommendations of BS 5837: 2012. All RPAs must be enclosed by suitable fencing, as specified by BS 5837: 2012 or as agreed in writing with the local authority or, where specifically approved, protected using ground protection measures to the satisfaction of the local planning authority. No works or alterations to existing ground levels or surfaces shall be undertaken within the RPAs without the prior written approval of the local planning authority. No materials, equipment or vehicles are to enter or be stored within the RPAs. No materials that are likely to have an adverse effect on tree health such as oil, bitumen or cement will be stored or discharged within the RPAs. No fires will be lit within 20 metres of the trunk of any tree that is to be retained. All tree protection measures shall be agreed in writing with the local planning authority and their installation undertaken before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

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

1. The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

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### PERMISSION FOR DEVELOPMENT

2. To define the permission.
3. To ensure the provision of adequate off-street facilities in the interests of the convenience and safety of users of the highway. (Saved Policy MV10 of the Stafford Borough Local Plan 2001).
4. To promote biodiversity interests (Policy 109 of the National Planning Policy Framework).
5. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10 (a) and (b) of the Stafford Borough Local Plan 2001).
6. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10 (a) and (b) of the Stafford Borough Local Plan 2001).
7. To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site (Section 10 of the National Planning Policy Framework).
8. 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 (Saved Policy E&D1 of the Stafford Borough Local Plan 2001).

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### PERMISSION FOR DEVELOPMENT

9. 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 (Saved Policy E&D1 of the Stafford Borough Local Plan 2001).

#### INFORMATIVE(S)

- 1 That the applicants' attention be drawn to comments of the Biodiversity Officer, Environment Agency, Leisure and Culture, Housing Strategy and Research Officer, Environmental Health Officer and County Education.

Head of Planning and Regeneration  
On behalf of the Council

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Date Registered 12 April 2010  
Decision Date 31 August 2012  
Issued Date 31 August 2012

FAO Mr Frazer Sandwith

### TOWN AND COUNTRY PLANNING ACT 1990

#### PERMISSION FOR DEVELOPMENT

Application No: 10/13362/OUT  
Proposed Development Residential development - 409 dwellings (outline) with details of means of access from Beaconside submitted for approval.  
Location Land To North Of A513 (Beaconside) And East Of A34 (Stone Road) Stafford  
O. S. Reference: 391343 326310

Stafford Borough Council, in pursuance of powers under the Town and Country Planning Act, hereby permits the above development in accordance with the accompanying plans and subject to the following conditions :-

1. This is an outline planning permission only and before each phase of development commences, details of the layout, scale and appearance of buildings, the internal road access and landscaping for that phase (the "reserved matters") shall be submitted to and approved in writing by the Local Planning Authority.
2. Application for approval of reserved matters shall be made to the local planning authority before the expiration of two years from the date of this permission.
3. The development shall be begun before the expiration of one year from the date of the approval of the last reserved matter.

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FAO Mr Frazer Sandwith

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### PERMISSION FOR DEVELOPMENT

- No development shall commence until a scheme for the phasing of the implementation of the overall development, and/or by which reserved matters applications will be submitted, has been submitted to and approved in writing by the Local Planning Authority. Thereafter, any phase of the development shall only commence in accordance with the approved phasing scheme unless an alternative phasing scheme has been approved in writing by the Local Planning Authority before that phase commences.
- No development in any phase shall commence until scaled cross sectional drawings showing proposed building heights, ground floor slab levels and existing and proposed ground levels for that phase have been submitted to and approved in writing by the Local Planning Authority. These details shall include the relationship of such details in relation to adjoining phases or sites, and any proposed grading of land areas including the levels and contours to be formed. Thereafter, development shall be only carried out within each phase in accordance with the approved details.

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### PERMISSION FOR DEVELOPMENT

6. Notwithstanding condition 1 above, no development shall commence within each phase until details of both hard and soft landscape works for that phase have been submitted to and approved in writing by the local planning authority. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; footpaths; hard surfacing materials. Soft landscape works shall include a scaled layout showing those existing trees and hedges to be retained and those to be removed; details of tree protection measures for existing trees during construction in accordance with BS 5873; the replacement of those trees to be removed at a ration of 2 to 1; planting plans to include schedules of trees, hedging and plants which identify species and plant sizes, proposed numbers/densities of planting pits, grass seed mixes and associated planting and establishment specifications; good sized Root Cell pits for trees; and the retention and enhancement of Pond 2. The landscaping proposals shall be informed by the Open Space and Landscape Parameters Plan, the Design and Access Statement, the Arboricultural Survey and Implications Report, the Landscape and Visual Impact Report Assessment Report, the Artificial Lighting Assessment Report and the Extended Phase 1 Habitat and Protected Species Survey submitted as part of this application.

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7. All hard and soft landscape works pursuant to conditions 1 and 6 above in any phases shall be carried out in accordance with a programme including times of tree planting to be agreed in writing by the local planning authority before development in that phase commences. Thereafter, any alterations to the approved programme once the phase of construction has commenced shall be agreed in writing with the Local Planning Authority before any further hard and soft landscaping works are carried out in that phase.
8. Any tree, hedge or shrub planted as part of a landscaping 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.
9. No development in any phase shall begin until a surface water drainage scheme for that phase of the development, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of that phase and the overall development, has been submitted to and approved in writing by the Local Planning Authority. The scheme(s) shall subsequently be implemented in accordance with the approved details before development in that phase is first occupied. The scheme(s) shall include:-
  - Limiting the rate of runoff generated by the site to 1 li/s/ha;
  - Provision of attenuation storage volume on the site to retain the 100 year plus climate change event volume assuming the discharge rate given above;
  - Demonstration that the detailed surface water system will also provide water quality improvements;

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- Information on how the entire surface water scheme will be maintained and managed after completion;
  - An assessment of the surface water system demonstrating that the 30 year flood event will remain in the system, and that if the system floods in the 100 year event plus climate change, that the waters remain on site and safe;
  - A programme for the works and a method statement for their management and maintenance.
10. Finished ground floor levels of buildings shall be set 300mm above the surrounding ground levels of the site.
  11. No development shall commence in any phase on the site until the applicant or their successors in title or their agents have secured the implementation of a programme of archaeological work for that phase in the form of a watching brief which shall be in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.
  12. The net developable area shall not exceed 13.7 hectares.
  13. The development permitted by this planning permission shall only be carried out in accordance with the approved WSP Flood Risk Assessment (FRA) 11171083 (February 2010) and the following mitigation measures detailed in that FRA:-

Limit the rate of surface water runoff discharging from the site to 1 li/s/ha (para 11.1.3) through the use of Sustainable drainage techniques.

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14. No development in any phase shall commence until a scheme of noise attenuation measures for that phase has been submitted to and approved in writing by the Local Planning Authority. These shall include where necessary details of their location, design and specification and be informed by the submitted Noise Assessment report. Thereafter, development in that phase shall not be occupied until the approved measures have been constructed or implemented and they shall be retained.
15. No development in any phase shall commence until details of the location, design, type and specification including intensity and spread of any external lighting within each phase has been submitted to and approved in writing by the Local Planning Authority. These shall be informed by the submitted Artificial Lighting Assessment report. Thereafter, no phase shall be first occupied until the approved lighting has been constructed and it shall be retained to meet the approved specifications.

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## TOWN AND COUNTRY PLANNING ACT 1990

### PERMISSION FOR DEVELOPMENT

16. No development in any phase shall commence until a landscape management plan, including management responsibilities and maintenance schedules, for all landscaped areas other than formal recreational open space and private gardens in that phase have been submitted to and approved in writing by the local planning authority. It shall include proposals to enhance biodiversity and be informed by the submitted Landscape and Visual Impact Assessment report, the Arboricultural Survey and Implications report, the Phase 1 Habitat and Protected Species Surveys, and the observations of this Council's Biodiversity Officer. Thereafter, the landscape management plan shall be carried out in accordance with the approved details unless variations have been agreed in writing by the local planning authority.
17. No development in any phase shall commence until further surveys as recommended in the submitted Extended Phase 1 Habitat and Protected Species Surveys report have been carried out and a scheme and programme for wildlife habitat mitigation and enhancement measures for that phase including their management has been submitted to and approved in writing by the Local Planning Authority. Thereafter, no phase shall be constructed except in conjunction and/or accordance with the approved scheme and programme.
18. No development in any phase shall commence until a scheme of measures to limit and control air pollution during the construction of that phase has been submitted to and approved in writing by the Local Planning Authority. This shall be informed by the submitted Air Quality Assessment report. Thereafter that phase shall only be constructed in compliance with the approved measures.

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19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no gates, fences, walls or other means of enclosure shall be erected without the prior permission of the Local Planning Authority.
20. Before development in each phase commences, details for that phase shall be submitted for the written approval of the Local Planning Authority showing the layout of site including disposition of roads, footways, cycleways and buildings; 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 ownership: full road construction including longitudinal sections and a satisfactory means of draining roads to an acceptable drainage outfall. Thereafter the development for that phase shall be carried out in accordance with the approved details.
21. Before development in each phase commences, details for that phase shall be submitted to and approved in writing by the Local Planning Authority showing measures to prevent the spread of detritus material from the site onto the highway within the construction period. Thereafter the approved measures shall be fully implemented on the commencement of on-site construction of that phase and they shall continue to be operated and/or retained in full working order throughout the construction period of that phase.

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## TOWN AND COUNTRY PLANNING ACT 1990

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22. Before development in each phase commences, details for that phase shall be submitted to and approved in writing by the Local Planning Authority showing on-site compounds, material storage areas, and parking and turning facilities for the associated site staff, trades and delivery vehicles. Thereafter, construction in that phase shall only be carried out in conjunction with the approved layouts unless alternative locations have been previously approved in writing with the Local Planning Authority.
23. No phase of the development hereby permitted shall be commenced until a scheme for the phased implementation and/or construction of the following highway works, as broadly shown on drawings 71S-01/GA-OS, 715-01IGA-06 and 715-01/GA-07, has been submitted to and approved in writing by the Local Planning Authority:-
- Signalisation and enlargement of the Redhill roundabout junction, including circulating arms;
  - Signalisation of the western Parkside junction incorporating the western access arm;
  - Implementation of a signalised access junction to the east of the development;
  - Signalisation of the eastern Parkside junction;
  - Incorporation of combined footway/cycleway links to both the northern and southern edges of the route of the A513; Beaconside (Redhill Island to existing link at Marston Lane):
  - Incorporation of Toucan crossings at all required locations in order to permit movements between all areas of existing and proposed development;

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- Implementation of Traffic Regulation Order along A513 Beaconside within vicinity of site to reduce speed limit to 30mph.

Thereafter, each phase of construction shall only be carried out in accordance with the approved, phased scheme of off-site works unless an alternative scheme has been approved in writing by the Local Planning Authority.

24. This consent relates to the submitted drawing nos. D-10-001 Rev P1 (amended site plan received on 7.9.10); D-13-001 Rev D (amended illustrative masterplan received on 23.7.10); and 715-01/GA-05, /GA-06 and /GA-07 (highway works).

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

1. This is an outline permission and only the means of access have been approved.
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 time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
4. In order to allow the flexible implementation of this outline permission given the scale of the development and the size of the site.

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5. To ensure the satisfactory appearance of the development and to protect from harm from flood risk (Saved Policy E&D1(ii) of the Stafford Borough Local Plan 2001 and PPS25: Development and Flood Risk).
6. To ensure the satisfactory appearance of the development. (Saved Policy E&D1(ii) of the Stafford Borough Local Plan 2001).
7. To ensure the satisfactory appearance of the development. (Saved Policy E&D1(ii) of the Stafford Borough Local Plan 2001).
8. To ensure the satisfactory appearance of the development. (Saved Policy E&D1(ii) of the Stafford Borough Local Plan 2001).
9.
  - 1) To ensure the development decreases existing flood risk on the Sandyford/Marston Brook catchment.
  - 2) To ensure that the development does not pose a significant flood risk to itself or neighbouring sites and is drained sustainably.
  - 3) To ensure water quality leaving the site does not deteriorate.
  - 4) To ensure the functionality of the surface water system for the lifetime of the development.
  - 5) To ensure that residual flood risk to individual properties is taken into account.  
(PPS25: Development and Flood Risk)
10. To mitigate against surface flood water harming the development (PPS25: Development and Flood Risk).

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11. In order to allow for an appropriate archaeological record to be made as outlined in the submitted Archaeological Desk-Based Assessment (PPS 5: Planning for the Historic Environment).
12. As stated in the application documents and for the avoidance of doubt as to what is permitted.
13. To reduce flooding downstream by ensuring the satisfactory storage of/ disposal of surface water from the site, to ensure water quality is not detrimentally affected, and to improve amenity and biodiversity gains through the use of sustainable drainage techniques (PPS25: Development and Flood Risk and PPS9: Biodiversity and Geological Conservation).
14. To provide suitable protect from noise (PPG24: Planning and Noise).
15. To minimise light pollution and harm to visual amenity (Saved Policy E&D1(iv) of the Stafford Borough Local Plan 2001).
16. To support and enhance biodiversity (PPS9: Biodiversity and Geological Conservation).
17. To support and enhance biodiversity (PPS9: Biodiversity and Geological Conservation).
18. To limit air pollution (PPS23: Planning and Pollution Control).
19. To safeguard the character and appearance of the area. (Saved Policy E&D1(ii) of the Stafford Borough Local Plan 2001).

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### PERMISSION FOR DEVELOPMENT

20. In the interests of the safety and convenience of users of the highway.  
(Saved Policy MV10 of the Stafford Borough Local Plan 2001).
21. In the interests of the safety and convenience of users of the highway.  
(Saved Policy MV10 of the Stafford Borough Local Plan 2001).
22. In the interests of the safety and convenience of users of the highway.  
(Saved Policy MV10 of the Stafford Borough Local Plan 2001).
23. In the interests of the safety and convenience of users of the highway.  
(Saved Policy MV10 of the Stafford Borough Local Plan 2001).
24. For the avoidance of doubt as to what is permitted.

#### INFORMATIVE(S)

- 1 The reasons for the grant of Planning Permission are set out in the 'Issues' section of the attached officer report. Longer reports include a separate 'Summary' section. The report also includes a separate 'Policies' section, which lists the relevant policies taken into account in the determination of the application. This is to comply with the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003.
- 2 The attention of the applicant is drawn to the attached observations of the Highway Authority and the Environment Agency.

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TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

- 3 For clarification, the net developable area stated in condition 12 does not include the highway network improvements to the Redhill roundabout, A513 Beaconside and associated infrastructure, and the "green fingers" and landscape buffer zone as stated in paragraph 7.3.1 of the submitted Planning Statement.

Head of Planning and Regeneration  
On behalf of the Council

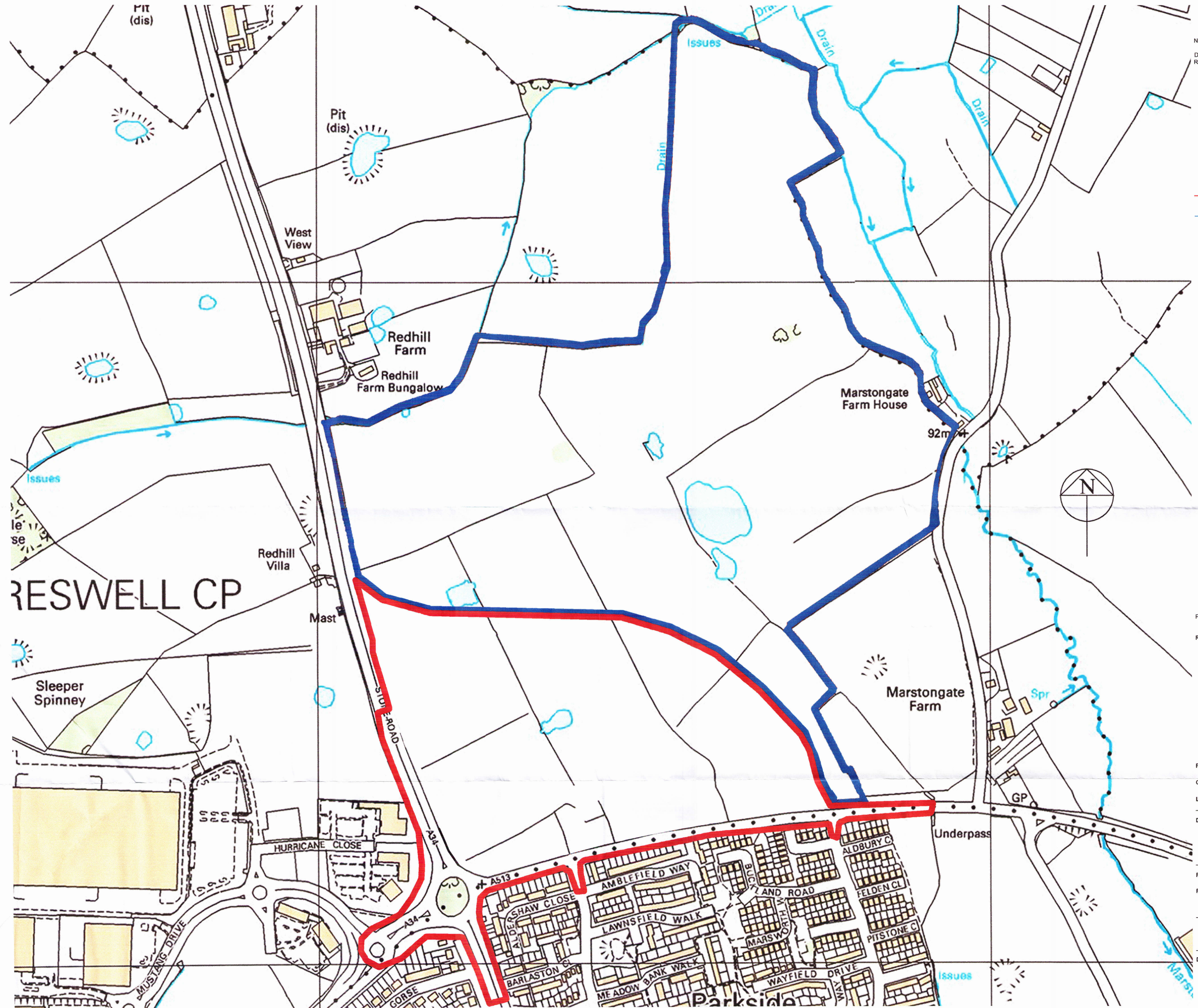
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Note:  
Do not scale from this drawing. All dimensions are to be checked on site.  
Report any discrepancies to the CA.

**KEY:**  
 ——— RED LINE SITE BOUNDARY  
 ——— BLUE LINE EXTENT OF OWNERSHIP



RESWELL CP

P1 19.02.10 1ST ISSUE  
 Rev Date/Ints Details

Project Title AZKO NOBEL BEACONSIDE - MASTERPLAN  
 Client KING STURGE  
 Location NORTH STAFFORDSHIRE  
 Drawing Title SITE PLAN  
 SITE EDGED RED & OWNERSHIP EDGED BLUE  
 PLANNING APPLICATION

Revision Date 19.02.10 Scale 1:2500  
 Revision Drawn Issue Type PLANNING  
 Orig Paper Size A1

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Drawing ref Job No Drawing No Revision  
 2100 D-10-001 P1



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### TOWN AND COUNTRY PLANNING ACT 1990

### PERMISSION FOR DEVELOPMENT

Application No:	14/21007/FUL
Proposed Development Location	66 dwellings served via an existing access to Beaconside, landscaping, car parking and other works Land To North Of Beaconside And East Of A34 Stone Road Beaconside Stafford
O. S. Reference:	391308 326391

Stafford Borough Council, in pursuance of powers under the Town and Country Planning Act, hereby permits the above development in accordance with the accompanying plans and subject to the following conditions :-

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
2. The approved plans are drawing nos. SL-P-32; 10B Rev A; BOU-02b; MAT-02b; CW/6843-P-TP-3 (Area 2); G/01; G/02; and Floor Plans and Elevations: Ingleton; Chepstow; Earlsford; Eynsham; Gosford; Denford; Clifford; Belford; Canford; Dadford; Lavenham; Lydford; Monkford; Ardingham; Yewdale; Haddenham; and Easdale. The development shall only be carried out in accordance with the approved plans except as required by other conditions of this consent or where alternative external materials may be agreed in writing by the Local Planning Authority.. Drawing nos c-1192-01 and -02 are not approved.

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## TOWN AND COUNTRY PLANNING ACT 1990

### PERMISSION FOR DEVELOPMENT

3. No development shall commence until details of ground floor slab levels and existing and proposed ground levels have been submitted to and approved in writing by the Local Planning Authority. These details shall include the relationship of such details to adjoining phases or sites. Thereafter, development shall be only carried out in accordance with the approved details.
4. Notwithstanding any information in the application, no development shall commence until details of both hard and soft landscaping works have been submitted to and approved in writing by the local planning authority. These details shall include proposed finished levels or contours; means of enclosure; and hard surfacing materials. Soft landscape works shall include a scaled layout showing those existing trees and hedges to be retained and those to be removed; the replacement of those trees to be removed at a ratio of 2 to 1; planting plans to include schedules of trees, hedging and plants which identify species and plant sizes, proposed numbers/densities of planting pits, grass seed mixes and associated planting and establishment specifications; and good sized Root Cell pits for trees. The landscaping proposals shall be informed by the findings of the noise report required under condition 8, Tree Protection/Retention Plan no. CW/6849-P-TP-3 (Area 2) and the CSa Ecological Appraisal - February 2013 - no. CSa/2132/01a
5. The approved planting under condition 4 shall be carried out within 8 months of the occupation of the 66th dwelling. Any tree, hedge or shrub planted as part of a landscaping 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



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### TOWN AND COUNTRY PLANNING ACT 1990

#### PERMISSION FOR DEVELOPMENT

6. Notwithstanding any information in the application, no development shall begin until a surface water drainage scheme for the development, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the site and the overall housing development in the area, has been submitted to and approved in writing by the Local Planning Authority. The scheme(s) shall subsequently be implemented in accordance with the approved details before the development is first occupied. The scheme shall include:-
- Limiting the rate of runoff generated by the site
  - Provision of attenuation storage volume on the site to retain the 100 year plus climate change event volume
  - Demonstration that the detailed surface water system will also provide water quality improvements.
  - Information on how the entire surface water scheme will be maintained and managed after completion.
  - An assessment of the surface water system demonstrating that the 30 year flood event will remain in the system, and that if the system floods in the 100 year event plus climate change, that the waters remain on site and safe.
  - A programme for the works and a method statement for their management and maintenance.
7. No development shall commence until the applicant has secured the implementation of a programme of archaeological work in the form of a watching brief which shall be in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

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8. No development shall commence until a scheme of noise attenuation measures has been submitted to and approved in writing by the Local Planning Authority. These shall include where necessary details of location, design and specification and be informed by a noise assessment report. Thereafter, development shall not be occupied until the approved measures have been constructed or implemented and they shall be retained.
9. No development shall commence until details of the location, design, type and specification including intensity, spread and programme of construction of any external lighting has been submitted to and approved in writing by the Local Planning Authority. Thereafter, no dwelling shall be first occupied until the lighting has been constructed in accordance with the approved details and it shall be retained to meet the approved specifications.
10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 or as it may be amended, no gates, fences, walls or other means of enclosure shall be erected without the prior permission of the Local Planning Authority.
11. Before development commences, details shall be submitted to and approved in writing by the Local Planning Authority showing measures to prevent the spread of detritus material from the site onto the highway within the construction period. Thereafter the approved measures shall be fully implemented on the commencement of on-site construction of the development and they shall continue to be operated and/or retained in full working order throughout the construction period..





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### TOWN AND COUNTRY PLANNING ACT 1990

#### PERMISSION FOR DEVELOPMENT

12. The development hereby permitted shall not be commenced unless and until a scheme for the construction of the 66 dwellings in conjunction with the implementation and/or construction of the off-site highway works approved as part of outline permission 10/13362/OUT (condition 23) has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall only be carried out in accordance with the approved scheme unless an alternative arrangement has been agreed in writing with the Local Planning Authority.
13. No development shall be commenced until the tree protection works detailed on drawing no. CW/6843-P-TP-3(Area 2) for the site have been carried out. Thereafter they shall be retained for the duration of the construction period and the development shall only be carried in accordance with or in conjunction with the details shown on that plan as it relates to the application site.
14. A dwelling shall not be first occupied until vehicle and pedestrian access, parking and turning areas for that dwelling have been constructed and they shall be retained.
15. No development shall commence until a construction traffic management scheme detailing the management and routing of construction traffic, delivery times and internal compound arrangements has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved measures shall be fully implemented on commencement of on site construction and retained in full working order throughout the construction period.

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## TOWN AND COUNTRY PLANNING ACT 1990

### PERMISSION FOR DEVELOPMENT

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 or as it may be subsequently amended, the garages hereby approved, once constructed, shall be retained for the parking of vehicles. They shall not be used or converted to habitable accommodation at any time.
17. No development shall commence until the further surveys and other recommendations in Section 5.0 of the CSa Ecological Appraisal - February 2013 - no. CSa/2132/01a have been carried out and a scheme and programme for wildlife habitat mitigation, enhancement and management measures, informed by that report and the observations of this Council's Biodiversity Officer on the application, has been submitted to and approved in writing by the Local Planning Authority. Thereafter, no dwelling shall be constructed except in conjunction and/or accordance with the approved scheme and programme.
18. The layout shall include block paving material on roads serving Plots 433 to 457 unless alternatives have been 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. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To define the permission.
3. To ensure the satisfactory appearance of the development and to protect from harm from flood risk (Policies N1 and N2 of The Plan for Stafford Borough)



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## TOWN AND COUNTRY PLANNING ACT 1990

### PERMISSION FOR DEVELOPMENT

4. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).
5. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).
6. To minimise flood risk (Policy N2 of The Plan for Stafford Borough)
7. To allow proper archaeological investigation and recording (Policy N9 of The Plan for Stafford Borough)
8. To safeguard the occupiers of the approved dwelling(s) from undue noise. (Policy N1e of The Plan for Stafford Borough).
9. To minimise light pollution and harm to visual amenity (Policy N1e of The Plan for Stafford Borough)
10. To safeguard the character and appearance of the area (Policy N1h of The Plan for Stafford Borough).
11. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
12. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
13. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).

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## TOWN AND COUNTRY PLANNING ACT 1990

### PERMISSION FOR DEVELOPMENT

14. To ensure the provision of adequate off-street facilities in the interests of the convenience and safety of users of the highway. (Policy T2d of The Plan for Stafford Borough).
15. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
16. To ensure the provision of adequate off-street facilities in the interests of the convenience and safety of users of the highway. (Policy T2d of The Plan for Stafford Borough).
17. To safeguard and enhance biodiversity (Policy N4 of The Plan for Stafford Borough)
18. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).

### INFORMATIVE(S)

- 1 The proposals are sustainable development in accordance with the National Planning Policy Framework
- 2 The attention of the applicant is drawn to the attached observations of the Police Architectural Liaison Officer and the Highway Authority.

*F. Mander*



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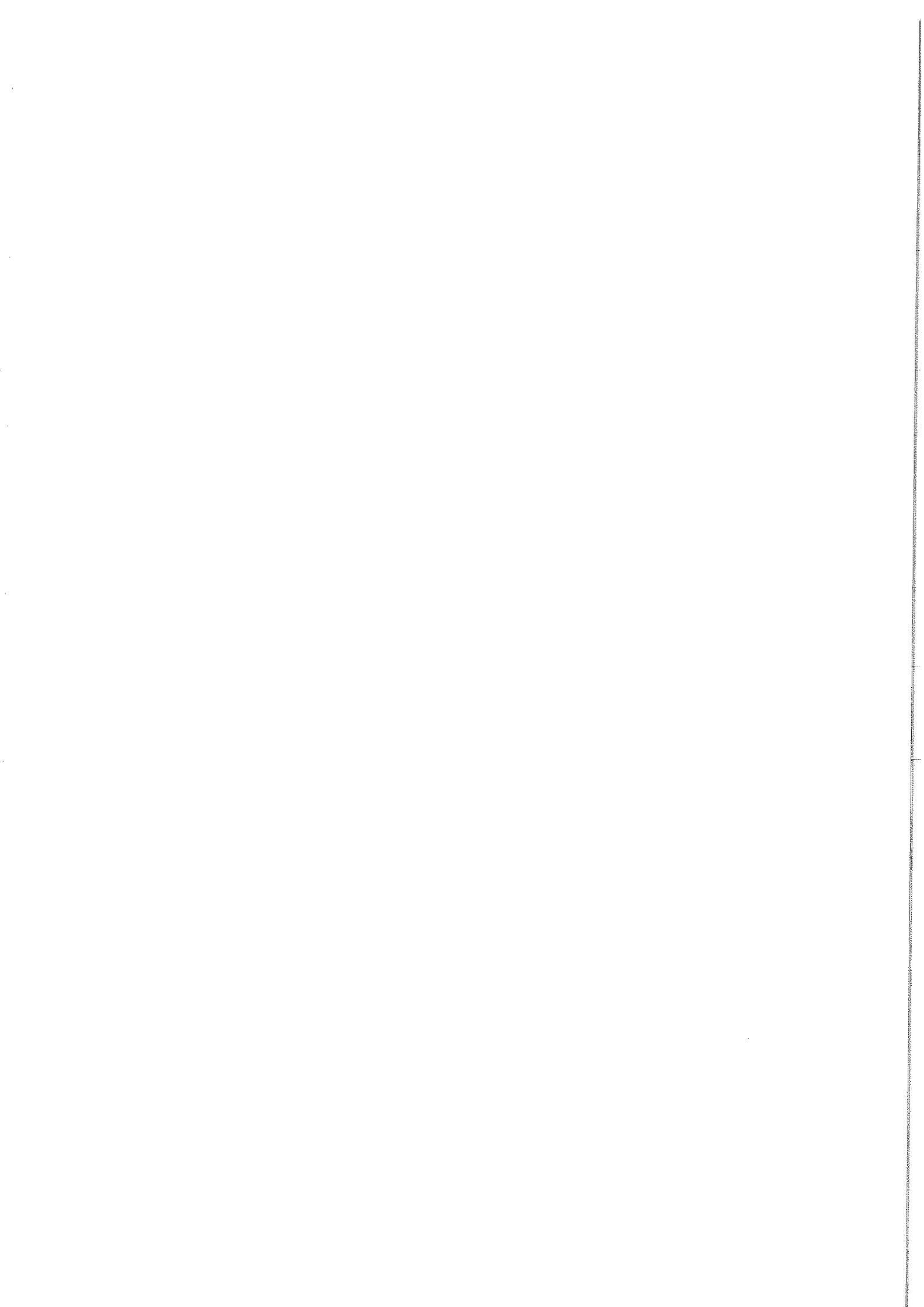
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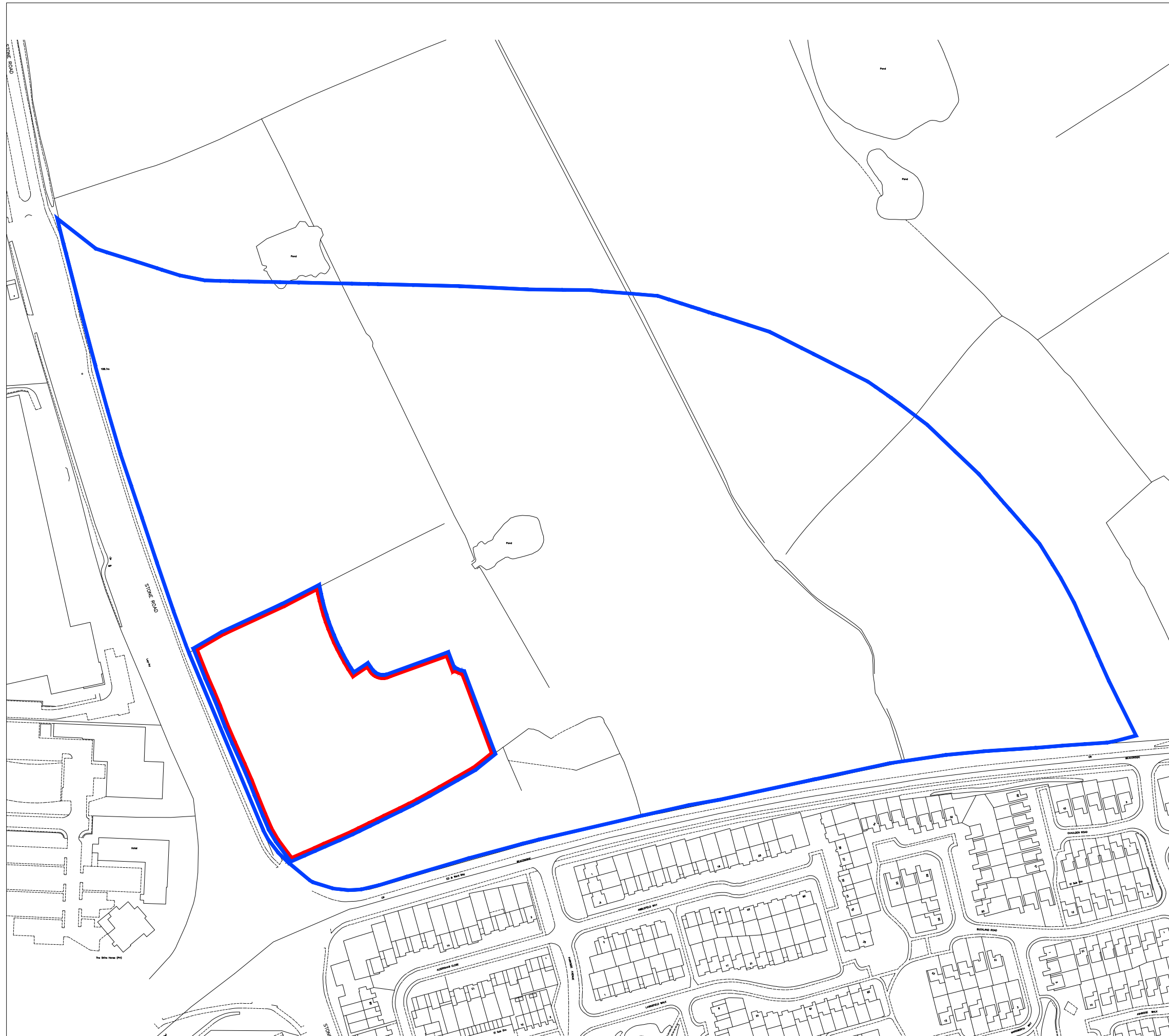
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TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT



Head of Planning and Regeneration  
On behalf of the Council





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Revision	Date	Drn	Ckd
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-  Application Boundary
-  Other Land Under Applicants Control

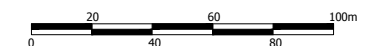
Project  
**Beaconside Phase 3**  
**Stafford**

Drawing Title  
**Site Location Plan**



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Project No 20802	Drawing No SL-P-32	Revision -
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