

The Haywoods – Applications within the Settlement Boundaries

Number	Location	Application Number	Decision	Decision Notice	Location Plan
1	Land West Of Coley Lane, Little Haywood, Stafford	13/19631/OUT	Approved	Yes	5721-L-01 Rev B
2	Land Adj Jubilee Playing Fields, Great Haywood, Stafford	13/19534/OUT	Approved	Yes	13L23GH (S) PO1
3	Land Off Little Tixall Lane, Lichfield Road, Great Haywood	14/20886/OUT	Approved	Yes	Site Location Plan (<i>Grid Reference</i>)
4	Land Off Little Lane, Great Haywood, Stafford	14/21135/OUT	Approved	Yes	FC1
5	Land Adjacent Greenacres, Main Road, Great Haywood	14/20666/REM 13/18382/OUT	Approved Approved	Yes Yes	MRGH-PL. 03B Site Access Plan 0154/011 Rev B



St Modwen Developments Ltd C/O Planning Prospects Limited FAO Miss Rachael Adams 4 Mill Pool Nash Lane Belbroughton Worcestershire DY9 9AF	Date Registered Decision Date Issued Date	12 December 2013 11 July 2014 11 July 2014
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TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Application No:	13/19631/OUT
Proposed Development Location	Residential development - outline with details of access to Coley Lane Land West Of Coley Lane Little Haywood Stafford
O. S. Reference:	400832 322131

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 approval of the details of appearance, layout and scale of the development and its landscaping (the reserved matters) shall be obtained from the local planning authority in writing before any development is commenced .
2. Application for approval of the 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 hereby permitted shall be begun before the expiration of one year from the date of approval of the last of the reserved matters to be approved.
4. The approved plans are drawing nos. 5721-L-01 Rev B and 5124036/TP/GA/001 Rev D. Other plans have been submitted for illustrative purposes only and do not form part of this permission.
5. No more than 20 houses shall be constructed.

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6. Any existing buildings on the site shall be demolished before the construction of the new development commences.
7. There shall be no pedestrian or vehicle access to Billington Avenue from the site.
8. No development shall take place until a surface water drainage scheme for the proposals, based on sustainable drainage principles, on an assessment of the hydrological and hydrogeological context of the development, and informed by the submitted Flood Risk Assessment and the observations of the Environment Agency and the Local Lead Flood Authority (Staffordshire County Council) has been submitted to and approved in writing by the local planning authority. Submitted details shall include a management plan and programme for its long-term maintenance. Thereafter no dwelling shall be occupied until the approved surface water drainage system has been constructed and the approved management plan shall be implemented in accordance with the approved programme.
9. This consent does not authorise the lopping, topping or felling of the tree the subject of Tree Preservation Order No. 17, 1975 covering the site.



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10. 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 8S 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 onto 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.
11. No development shall commence until details of the location, design and intensity of any artificial lighting have been submitted to and approved in writing by the Local Planning Authority. Thereafter, no dwelling shall be first occupied until the approved lighting has been constructed and is operational, and it shall be retained.

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12. Any subsequent application for reserved matters shall include:- (a) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem diameter measured over the bark at a point 1.5m above ground level exceeding 75mm, and showing which trees are to be retained and the crown spread of each retained tree; (b) details of the species, diameter and height of each retained tree and trees on adjacent land, along with an assessment of their health and stability; (c) details of any proposed topping or lopping of any such tree referred to in (b); and (d) details of the proposed alterations in ground levels and any excavations within the crown spread of trees referred to in (b) within a distance equivalent to half the height of the tree; and (e) details of the specification and position of fencing or any other means for the protection of trees during construction; all to be in accordance with BS 5837: 2012.
13. The development hereby permitted shall not be commenced until the following have been submitted to and approved in writing by the Local Planning Authority:-
 - layout of the site including disposition of buildings and provision of parking, turning and servicing;
 - means of surface water drainage from all areas to remain in private ownership;
 - full road construction details including longitudinal sections and a satisfactory means of draining roads to an outfall.

Thereafter the approved details shall be implemented before the occupation of the first dwelling or the occupation of the first dwelling in a phase.



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14. The development hereby permitted shall not be commenced until the access to the site within the limits of the public highway has been completed to binder course.
15. The development hereby permitted shall not be commenced until the visibility splays shown on plan ref. 5124036/TP/GA/001 Rev D have been provided and thereafter they shall be kept free of all obstructions to visibility over a height of 600mm above the adjacent carriageway level.
16. The development hereby permitted shall not be commenced until a traffic management scheme comprising of the routing of all construction traffic; wheel washing facilities; measures to remove mud or other deleterious material deposited on the highway; car parking facilities for employees and visitors; and a timetable for implementation has been submitted to and approved in writing by the Local Planning Authority. The approved traffic management scheme shall thereafter be first implemented prior to any works commencing and shall continue to be adhered to during the construction phase of the development.
17. Notwithstanding any information in the application, no development shall be carried out until details of the location and design of a noise barrier along the northern side of the site has been submitted to and approved by the Local Planning Authority in writing. Such a barrier shall include earth contouring. Thereafter no dwelling shall be occupied until the approved barrier has been constructed and it shall be retained.

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18. Notwithstanding any information in the application, no development shall be carried out until a detailed specification for the construction of the dwellings to meet the noise limitation requirements of the submitted noise report have been submitted to and approved in writing by the Local Planning Authority. This shall be informed by additional noise surveys as identified in that report. Thereafter, each dwelling shall not be occupied until the approved measures have been implemented for that dwelling.
19. No construction works shall be carried out, nor shall any machinery be operated, and nor shall any deliveries be taken onto or despatched from the site in any phase except between 08.00 and 18.00 Monday to Friday and between 08.00 and 14.00 on Saturdays. There shall be no works or deliveries at any time on Sundays, Bank or Public Holidays.
20. Notwithstanding the provisions of condition 1, no development shall be carried out until an ecological management plan and programme for the site including measures for the mitigation of any impact on bat habitat and biodiversity enhancements have been submitted to and approved in writing by the Local Planning Authority. It shall be informed by the submitted ecological report and the observations of the Council's Biodiversity Officer. Thereafter, the approved management plan shall be implemented in accordance with the approved programme.
21. No development shall be commenced until the extent of any contamination of the site or adjacent sites which may affect the development have been assessed by investigation.
22. No development shall be commenced until a scheme of works to safeguard the development from the effects of any contamination of the site or adjacent sites identified by the investigation required by condition(s) 21 of this permission has been submitted to and approved in writing by the Local Planning Authority.



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23. The development hereby permitted shall not be brought into use until the scheme of works approved in writing by the Local Planning Authority in pursuance of condition(s) 22 of this permission has been implemented.

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

1. This is a grant of outline consent only.
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. To define the permission.
5. To define the permission.
6. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).
7. To define the permission.
8. To minimise flood risk from the development (Policy N2 of The Plan for Stafford Borough)
9. To safeguard the character and appearance of the area (Policy N1h of The Plan for Stafford Borough).

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10. To safeguard the character and appearance of the area (Policy N1h of The Plan for Stafford Borough).
11. To minimise light pollution and mitigate any impact on bat habitat (Paragraph 17 and Section 11 of the National Planning Policy Framework and Policy N4f of The Plan for Stafford Borough).
12. To safeguard the character and appearance of the area (Policy N1h of The Plan for Stafford Borough).
13. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
14. In the interests of the safety and convenience of users of the highway. (Policy T1c 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. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
17. To safeguard the occupiers of nearby residential properties from undue noise and general disturbance. (Policy N1e of The Plan for Stafford Borough).
18. To safeguard the occupiers of nearby residential properties from undue noise and general disturbance. (Policy N1e of The Plan for Stafford Borough).



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19. To safeguard the occupiers of nearby residential properties from undue noise and general disturbance. (Policy N1e of The Plan for Stafford Borough).
20. To enhance biodiversity and to contribute to the mitigation any impact from potential visitors to the Cannock Chase Special Area of Conservation (Policies N4f and N6 of The Plan for Stafford Borough).
21. To safeguard against harmful contaminants (Policy N4e of The Plan for Stafford Borough).
22. To safeguard against harmful contaminants (Policy N4e of The Plan for Stafford Borough).
23. To safeguard against harmful contaminants (Policy N4e of The Plan for Stafford Borough).

INFORMATIVE(S)

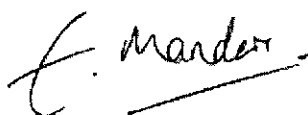
- 1 The proposals are sustainable development complying with the National Planning Policy Framework.
- 2 The attention of the applicant is drawn to the attached advice of the Highway Authority, the Environment Agency, the Environmental Health Officer, the Housing Strategy and Research Officer and the Council's Biodiversity Officer.

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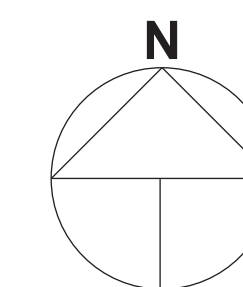
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Head of Planning and Regeneration
On behalf of the Council

Application Site Boundary (Total Area 1Ha)



Scale 1:1000 @ A1
0 25 50 75 100m



Seabridge Developments Ltd C/O MBD Architecture 74 Newcastle Road Stone Staffordshire ST15 8LB	Date Registered	11 November 2013
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PERMISSION FOR DEVELOPMENT

Application No:	13/19534/OUT
Proposed Development	Residential development comprising up to 76 no. dwellings (including 30% (23 no.) affordable housing) and public open space, with associated highways and drainage infrastructure and other accommodation works.
Location	Land Adj Jubilee Playing Fields Great Haywood Stafford
O. S. Reference:	400082 322126

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. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of two years from the date of this permission.
2. This is a grant of outline consent only and before the development is commenced details of the scale, siting, appearance and landscaping of the site, (the reserved matters) shall be submitted to and approved in writing by the Local Planning Authority.
3. The development hereby permitted shall be begun before the expiration of one year from the date of approval of the last of the reserved matters to be approved.

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4. This permission relates to the originally submitted details and specification and to the following drawings, except where indicated otherwise by a condition attached to this consent, in which case the condition shall take precedence:-

revised master plan drawing no 13L23GH (S) PO1
drawing sheet 6
drawing sheet 7
drawing sheet 8a

5. No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include [proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage & sewers, power & communication cables, pipelines etc. indicating lines, manholes supports etc.); retained historic landscaping features and proposals for restoration, where relevant.]

Soft landscape works shall include [planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation program]. Any plants or trees that are removed or die or become seriously damaged or diseased within a period of 5 years from the date of planting shall be replaced with others of similar size and species in the next planting season, unless the local planning authority gives written consent to any variation.

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6. 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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- 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 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.
- Where the approved plans and particulars indicated that specialized construction work is to take place within the Root Protected Area (RPA) of any retained trees, hedgerows or shrubs, prior to the commencement of any development works, an Arboricultural Method Statement (AMS) detailing how any approved construction works will be carried out shall be submitted and agreed in writing by the local planning authority. The AMS shall include details on when and how the works will be take place and be managed and how the trees etc. will be adequately protected during such a process.

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9. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk assessment (FRA), produced by Evans rivers and Coastal Limited report reference 1191/RE/07-13/02 dated October 2013 and the following reference 1198/RE/08-13/01 revision A produced by Evans Rivers and Coastal Ltd dated October 2013 and the following mitigation measures detailed within the FRA:

- 1) Limiting the surface water discharge to 5 l/s in line with Severn Trent Water's Requirements

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

10. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year critical storm plus climate change will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
11. All works, including demolition, site works and construction together with any deliveries shall only take place between the hours of 8.00 am and 6.00 pm Monday to Friday; 8.00 am to 2.00 pm Saturdays and not at all on Sundays or bank holidays.

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12. The development hereby permitted shall not be commenced until details have been submitted to and approved in writing by the Local Planning Authority indicating all road construction, street lighting, drainage including longitudinal sections and a satisfactory means of draining roads to an acceptable outfall to SUDS principles which shall thereafter be constructed in accordance with the approved drawings.
13. No development hereby approved shall be commenced until full details of the following have been submitted to and approved in writing by the Local Planning Authority: - Provision of parking, turning and servicing within the site curtilage; - Means of surface water drainage - Surfacing materials. The development shall thereafter be implemented in accordance with the approved details and be completed prior to first occupation of the development.
14. The dwellings hereby approved shall not be occupied until the access to the site has been completed.
15. The development hereby permitted shall not be commenced until details of the following off-site highway works have been submitted to and approved in writing by the Local Planning Authority
 - reinstatement and widening of footway on site frontage to 2m width (3m at bus stop)
 - reinstatement of redundant accesses on site frontage with full height kerbs
 - a scheme of traffic calming on Main Road designed to complement existing traffic calming, not in isolation, if required.
 - provision of bus stops, including flag signs, raised platforms and bus shelter on development side of Main Road (design of shelter to be agreed)
 - construction details of bellmouth

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The off-site highway works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.

16. The development hereby permitted shall not be commenced until details of the minimum 2.4mX43m visibility splays at each driveway access direct from C349 Main Road have been submitted to and approved in writing by the Local Planning Authority. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use.
17. The development hereby permitted shall not be brought into use until the visibility splays shown on plan ref. noT16835 SK101A have been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.
18. Any garages shall have minimum internal dimensions of 3mx6m.
19. Notwithstanding any details shown on the approved plans no development shall be commenced until revised access details indicating the following have been submitted to and approved in writing by the Local Planning Authority:
 - a minimum footway width of 2m within the site
 - service verges of 2m width
 - tactile paving at access

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The access shall thereafter be carried out in accordance with the approved details and be completed prior to first occupation and shall thereafter be retained as such for the lifetime of the development.

20. The development hereby permitted shall not be commenced, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period.

The Statement shall provide for:

- i) a site compound with associated temporary buildings;
- ii) the parking of vehicles of site operatives and visitors;
- iii) loading and unloading of plant and materials;
- iv) storage of plant and materials used in constructing the development;
- v) wheel wash facilities.

The construction method statement and management plans shall thereafter be implemented for all operations.

21. All works shall be in accordance with the recommendations set out in Leigh Ecology Extended Phase 1 Survey (Report SEA-006B) dated 6th December 2013.

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.
- 2. The application has been made for outline permission only.

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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. To define the permission.
5. In the interests of amenity and to ensure a satisfactory form of development (Policy N1 and N4 of the Plan for Stafford Borough).
6. To safeguard the amenities of the local area and to protect the natural features that contribute towards this and that are important in the appearance of the development (Policy N4 of the Plan for Stafford Borough).
7. To safeguard the amenities of the local area and to protect the natural features that contribute towards this and that are important in the appearance of the development (Policy N4 of the Plan for Stafford Borough).
8. To safeguard and protect the retained natural features that contribute to the amenity of the local area and that are important to the appearance of the development (Policy N4 of the Plan for Stafford Borough).
9. To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site (Policy N2 of the Plan for Stafford Borough).
10. To prevent the increased risk of flooding, both on and off site (Policy N2 of the Plan for Stafford Borough).
11. To safeguard the amenities of the area. (Policy N1e of the Plan for Stafford Borough).

Stafford Borough Council

Civic Centre, Riverside, Stafford, ST16 3AQ, DX 723320, Stafford 7
TEL 01785 619 000 EMAIL info@staffordbc.gov.uk
WEB www.staffordbc.gov.uk



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INVESTORS
IN PEOPLE



Seabridge Developments Ltd	Date Registered	11 November 2013
C/O MBD Architecture		
74 Newcastle Road	Decision Date	21 August 2014
Stone		
Staffordshire	Issued Date	22 August 2014
ST15 8LB		

TOWN AND COUNTRY PLANNING ACT 1990

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12. In the interests of the safety and convenience of users of the highway and to ensure the development is designed and constructed to an acceptable adoptable standard (Policy T1c of the Plan for Stafford Borough).
13. In the interests of the safety and convenience of users of the highway and to ensure the development is designed and constructed to an acceptable adoptable standard (Policy T1c of the Plan for Stafford Borough).
14. In the interests of the safety and convenience of users of the highway (Policy T1c 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. In the interests of the safety and convenience of users of the highway (Policy T1c of the Plan for Stafford Borough).
17. In the interests of the safety and convenience of users of the highway (Policy T1c 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).
19. In the interests of the safety and convenience of users of the highway (Policy T1c of the Plan for Stafford Borough).
20. In the interests of the safety and convenience of users of the highway (Policy T1c of the Plan for Stafford Borough).

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Seabridge Developments Ltd C/O MBD Architecture 74 Newcastle Road Stone Staffordshire ST15 8LB	Date Registered Decision Date Issued Date	11 November 2013 21 August 2014 22 August 2014
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TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

21. In order to ensure that the development does not result in damage or harm to legally protected species or their habitat/roost (Policy N5 of the Plan for Stafford Borough and Paragraph 109 of the National Planning Policy Framework).

INFORMATIVE(S)

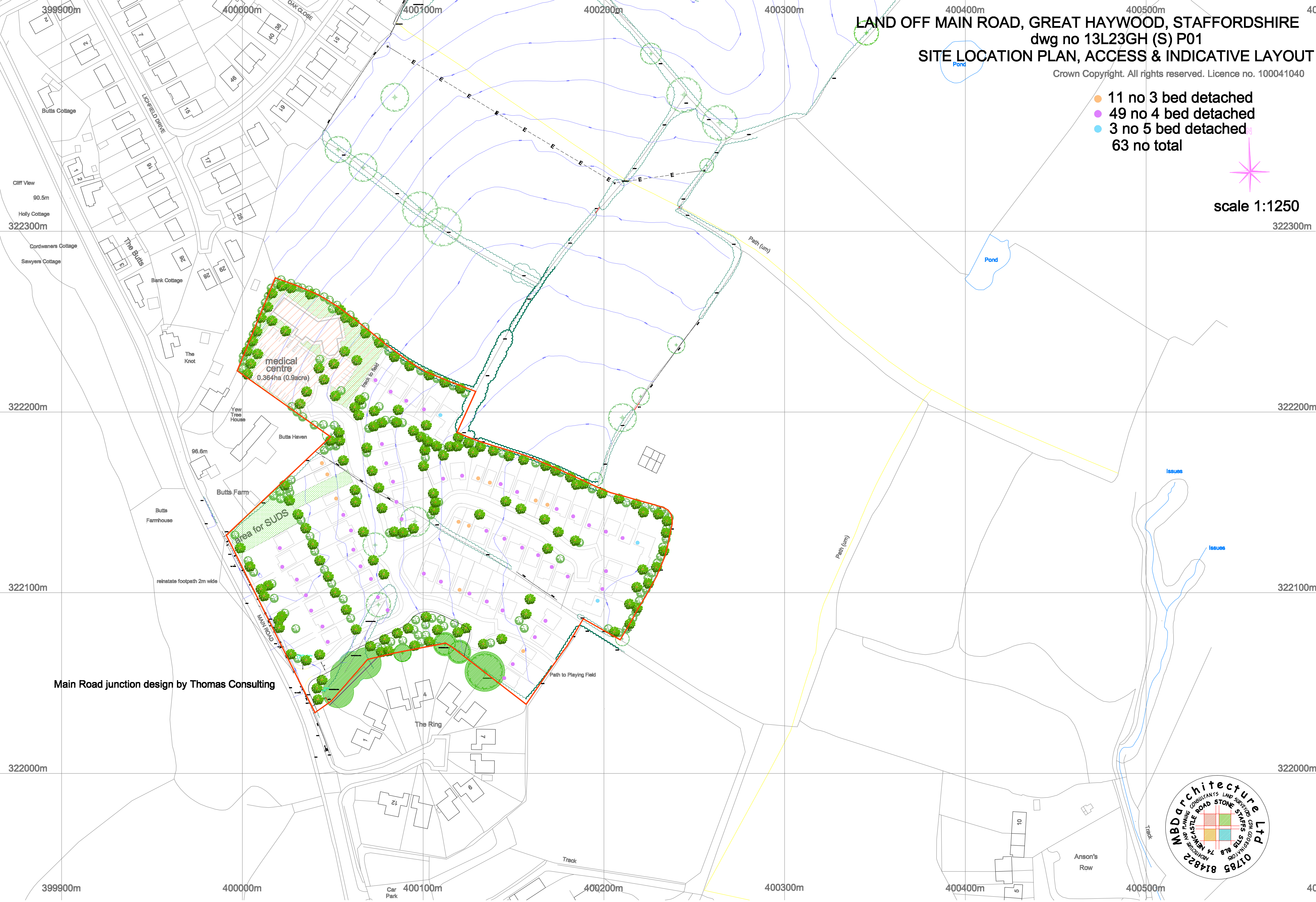
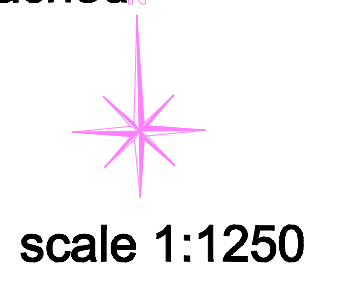
- 1 The Local Planning Authority consider the proposal to be a sustainable form of development and therefore complies with the provisions of the National Planning Policy Framework.
- 2 This consent will require approval under Section 7 of the Staffordshire Act 1983 and will require a Section 38 of the Highways Act 1980. Please contact Staffordshire County Council to ensure that approvals and agreements are secured before commencement of works.

Head of Planning and Regeneration
On behalf of the Council

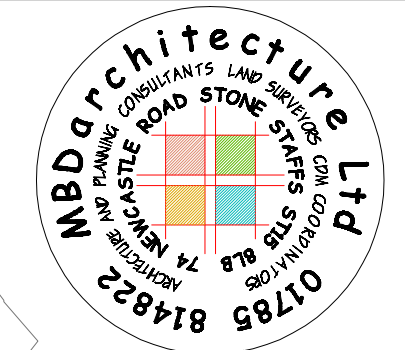
LAND OFF MAIN ROAD, GREAT HAYWOOD, STAFFORDSHIRE
dwg no 13L23GH (S) P01
SITE LOCATION PLAN, ACCESS & INDICATIVE LAYOUT

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- 11 no 3 bed detached
- 49 no 4 bed detached
- 3 no 5 bed detached
- 63 no total



Main Road junction design by Thomas Consulting





Seabridge Developments Ltd	Date Registered	14 August 2014
C/O MBD Architecture	Decision Date	28 January 2015
74 Newcastle Road	Issued Date	13 March 2015
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TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Application No:	14/20886/OUT
Proposed Development	Outline development of 77 houses (resubmission of 13/19532/OUT)
Location	Land Off Little Tixall Lane Lichfield Road Great Haywood
O. S. Reference:	400321 322544

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. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of two years from the date of this permission.
2. This is a grant of outline consent only and before the development is commenced details of the scale, siting, appearance and landscaping of the site, (the reserved matters) shall be submitted to and approved in writing by the Local Planning Authority.
3. The development hereby permitted shall be begun before the expiration of one year from the date of approval of the last of the reserved matters to be approved.
4. This permission relates to the originally submitted details and specification and to the following drawings, except where indicated otherwise by a condition attached to this consent, in which case the condition shall take precedence:-

drawing number: 13L23GH N P01 rev C
drawing number: 3H0878/R12/03B



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drawing number T16835-100A
drawing number T16835-101
drawing number T16835-105 C

5. The development hereby permitted shall not be commenced until such time as the details of a satisfactory surface water design in accordance with the outline measures within the Flood Risk Assessment (Ref: 1191/RE/07-13/01 Revision C)) has been submitted to and approved in writing by, the Local Planning Authority.
Including:

1. Improvements to the existing surface water disposal system.
2. Confirmation of which responsible body will maintain the surface water system over the lifetime of the development according to an acceptable maintenance schedule that is achievable.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

6. The development hereby permitted shall not be commenced until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:
- (i) location of the site compound;
 - (ii) the parking of vehicles for site operatives and visitors;
 - (iii) loading and unloading of plant and materials;
 - (iv) storage of plant and materials used in constructing the development



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- (v) wheel wash facilities
 - (vi) provision of perimeter fencing to reduce noise from construction and demolition activities.
7. All works, including any demolition, site works and construction together with any construction deliveries shall only take place between the hours of 8.00 am and 6.00 pm Monday to Friday; 8.00 am to 2.00 pm Saturdays and not at all on Sundays or bank holidays.
 8. Any construction equipment left running outside of the approved working hours shall be inaudible at the boundary of any occupied dwelling.
 9. Details of the proposed external lighting shall be submitted to, and approved in writing by the Local Planning Authority.
 10. The recommendations in section 5 (summary) of the Noise Report produced by Echo Associates dated 24th September 2014 shall be fully implemented.
 11. No development hereby approved shall be commenced until full details of the following have been submitted to and approved in writing by the Local Planning Authority:-
 - Provision of parking, turning and servicing within the site curtilage;
 - layout of development;- Means of surface water drainage;
 - Surfacing materials;The development shall thereafter be implemented in accordance with the approved details and be completed prior to first occupation of the development.



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12. The development hereby permitted shall not be commenced until the access has been completed to binder course level. The access shall thereafter be completed to include surface course immediately prior to the development being brought into use.
13. Notwithstanding any details shown on the approved plans no development shall be commenced until revised access details indicating the following have been submitted to and approved in writing by the Local Planning Authority:- a maximum gradient of 1 in 40 for the first 15m of the access off A51 and a maximum gradient of 1 in 15 thereafter;- maximum gradients of 1 in 20 for the first 15m the realigned arms of Little Tixall Lane and a maximum gradient of 1 in 15 thereafter; The access shall thereafter be carried out in accordance with the approved details and be completed prior to first occupation.
14. The development hereby permitted shall not be commenced until details of the following off-site highway works have been submitted to and approved in writing by the Local Planning Authority:-
 - i. Provision of junction off A51 to DMRB standard
 - ii. Provision of bus stops as suggested in Transport Assessment
 - iii. Realignment of little Tixall Lane
 - iv. Provision of junctions on Little Tixall Lane to DMRB standard, including provision of adequate forward visibility;
 - v. provision of footway on Little Tixall Lane west.

The off-site highway works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.

15. The development hereby permitted shall not be commenced until an off-site traffic management scheme comprising of:-



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i. extension of 30mph speed limit on Little Tixall Lane from approximately Marlborough Close to east of proposed access between A51 and proposed development (the access off A51 shall also be designed to maximum speed of 30mph);

ii. Traffic calming measures on Little Tixall Lane between proposed access off A51 and Main Road;

have been submitted to and approved in writing by the Local Planning Authority. The approved traffic management scheme shall thereafter be implemented prior to first use of the development.

16. The development hereby permitted shall not be commenced until details of the 4.5mx215m at A51 junction; 2.4mx90m (or to A51 junction as appropriate) at Little Tixall Lane junctions, visibility splays have been submitted to and approved in writing by the Local Planning Authority. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use.
17. Before the proposed development is brought into use, details of pedestrian and cycle routes through and from the development into Great Haywood and details of protection of the public right of way through the site, shall be first submitted to and approved in writing by the Local Planning Authority. The pedestrian and cycle routes shall thereafter be provided in accordance with the approved details and retained for the life of the development.



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18. The development hereby permitted shall not be commenced until details have been submitted to and approved in writing by the Local Planning Authority indicating all road construction, street lighting, drainage including longitudinal sections and a satisfactory means of draining roads to an acceptable outfall to SUDS principles which shall thereafter be constructed in accordance with the approved drawings.
19. No part of the development permitted by this consent shall be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall set out proposals (including a timetable) to promote travel by sustainable modes which are acceptable to the Local Planning Authority. The Travel Plan shall be implemented in accordance with the timetable set out in that plan unless otherwise agreed in writing by the Local Planning Authority. Reports demonstrating progress in promoting sustainable transport measures shall be submitted annually on each anniversary of the date of the planning consent to the Local Planning Authority for approval for a period of five years from first occupation of the development permitted by this consent.
20. The development hereby permitted shall not be commenced, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- i) a site compound with associated temporary buildings;
 - ii) the parking of vehicles of site operatives and visitors;
 - iii) loading and unloading of plant and materials;
 - iv) storage of plant and materials used in constructing the development;
 - v) wheel wash facilities.
 - vi) routing and access of deliveries.



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The construction method statement and management plans shall thereafter be implemented for all operations.

21. No mud or other deleterious material shall be deposited on the highway during construction works. Any mud or other deleterious material that is deposited on the highway shall be immediately removed using mechanical means.
22. The details submitted in relation to 'landscaping' under condition 2 of this consent shall include [proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage & sewers, power & communication cables, pipelines etc. indicating lines, manholes supports etc.); retained historic landscaping features and proposals for restoration, where relevant.]

Soft landscape works shall include [planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation program]. Any plants or trees that are removed or die or become seriously damaged or diseased within a period of 5 years from the date of planting shall be replaced with others of similar size and species in the next planting season, unless the local planning authority gives written consent to any variation.



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23. 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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24. 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.
25. All works shall be in accordance with the recommendations set out in the following reports by Leigh Ecology;

Great Crested Newt Mitigation Strategy version January 2015
Phase 1 Extended Habitat Survey dated December 2013
Priority bird provision and safeguards January 2015
A51 junction ecological assessment report January 2015
Badger Activity Update Survey January 2015'



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26. None of the dwellings approved under this consent shall be occupied unless and until a scheme to protect the residents of the dwellings from noise from the A51 has been submitted to and approved in writing by the Local Planning Authority. The mitigation measures shall thereafter be carried out in accordance with the approved details.

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. The application has been made for outline permission only
3. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
4. To define the permission.
5. To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site (Policy N2 of the Plan for Stafford Borough).
6. To safeguard the amenities of the area. (Policy N1e of the Plan for Stafford Borough).
7. To safeguard the amenities of the area. (Policy N1e of the Plan for Stafford Borough).
8. To safeguard the amenities of the area. (Policy N1e of the Plan for Stafford Borough).



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9. To safeguard the amenities of the area. (Policy N1e of the Plan for Stafford Borough).
10. To safeguard the amenities of the area. (Policy N1e 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. In the interests of the safety and convenience of users of the highway. (Policy T1c of the Plan for Stafford Borough)
14. In the interests of the safety and convenience of users of the highway. (Policy T1c 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. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
17. In the interests of the safety and convenience of users of the highway. (Policy T1c 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).
19. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).



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21. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
22. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).
23. To safeguard the amenities of the local area and to protect the natural features that contribute towards this and that are important in the appearance of the development. (Policy N4 of the Plan for Stafford Borough).
24. To safeguard the amenities of the local area and to protect the natural features that contribute towards this and that are important in the appearance of the development. (Policy N4 of the Plan for Stafford Borough).
25. In order to ensure that the development does not result in damage or harm to legally protected species or their habitat/roost. (Policy N5 of the Plan for Stafford Borough and Paragraph 109 of the National Planning Policy Framework).
26. To safeguard the amenities of the occupants of the proposed dwellings from undue noise. (Policy N1e of the Plan for Stafford Borough)

INFORMATIVE(S)

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



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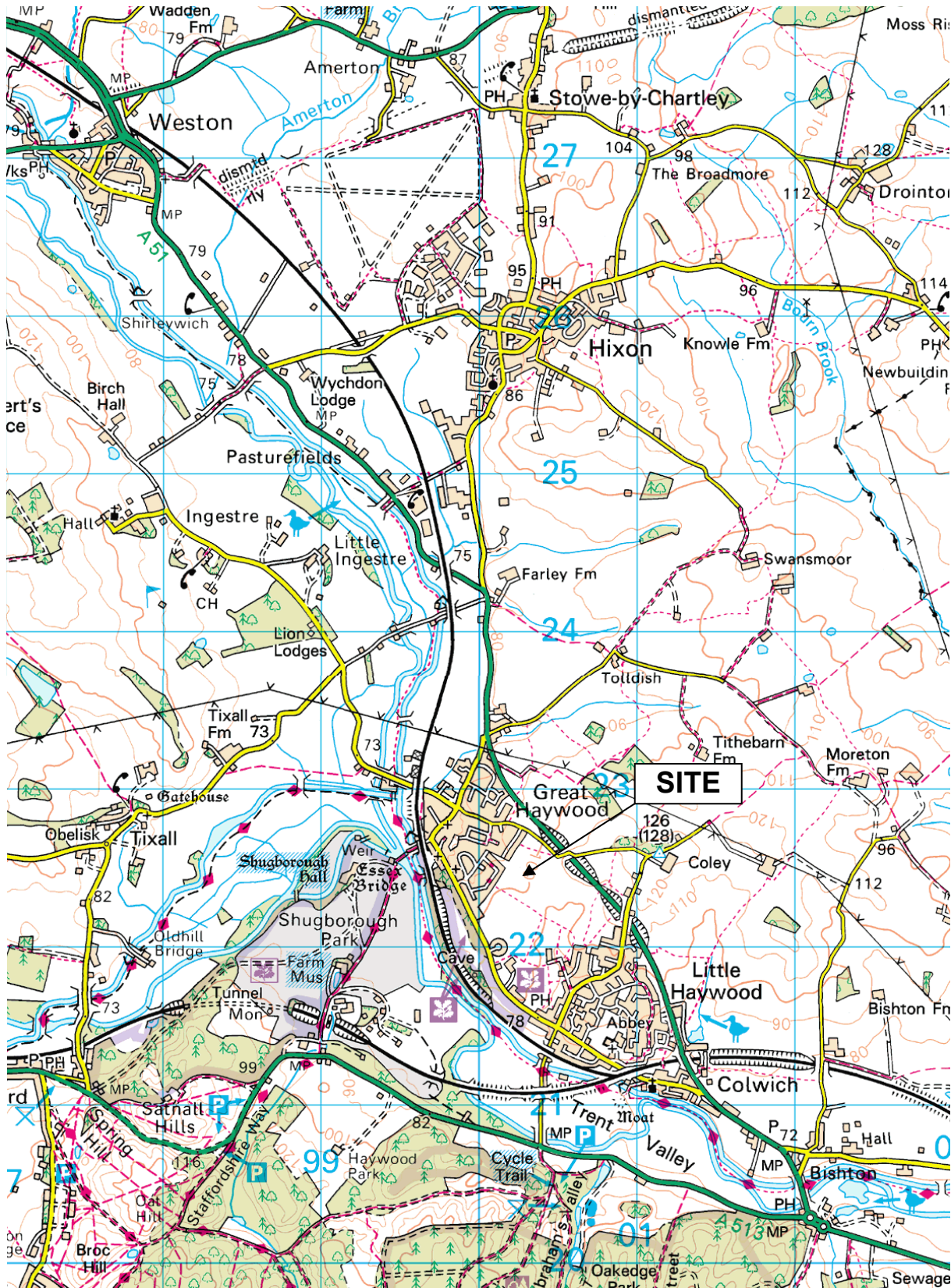
A handwritten signature in cursive script, appearing to read "E. Mander", with a horizontal line underneath.

Head of Planning and Regeneration
On behalf of the Council



SITE LOCATION PLAN

Grid Reference SK 00204 22524
Post Code ST18 0SF





The Inglewood Investment Company C/O First City Limited FAO Mr Graham Fergus 19 Waterloo Road Wolverhampton WV1 4DY United Kingdom	Date Registered Decision Date Issued Date	17 October 2014 7 January 2015 6 February 2015
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TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Application No:	14/21135/OUT
Proposed Development	Residential development for up to 45 dwellings, public open space with details of an access to Little Tixall Lane
Location	Land Off Little Tixall Lane Great Haywood Stafford
O. S. Reference:	400245 322807

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 one year from the date of approval of the last of the reserved matters to be approved.
2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of two years from the date of this permission.
3. Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters"), including where necessary a framework for the submission of any proposed phasing of the development and the submission of the reserved matters details for each phase, shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.
4. The approved plans and details comprise the following documents:

Site Location Plan FC1
Drawing Number 2906-02



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FAO Mr Graham Fergus	Issued Date	6 February 2015
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United Kingdom		

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Forms - Application for Outline Planning Permission with Some Matters Reserved dated 24 September 2014 as amended by submission of page containing items 17 to 23 under email from Graham Fergus of First City on 27 November 2014 as informed by

Topographical Surveys Sheets 1 and 2 reference Drawing Number FC/J038/01
Arboricultural Report by Middlemarch Environmental RT-MME-118299 dated November 2014
Planning Statement
Design and Access Statement
Extended Phase 1 Habitat Survey
Habitat Regulations Assessment
Noise Assessment
Preliminary Drainage Strategy and Flood Risk Assessment
Transport Statement
Statement of Community Involvement
Phase 1 Geophysical Assessment
Landscape Visual Assessment
Covering Letter from First City Limited dated 29 September 2014

This approval does not relate to the development layout shown within the Appraisal Layout Drawing Number A191 83 rev D or the street scene details submitted on Drawing Number A191 84 rev A which were submitted for illustrative purposes only.

5. No more than 45 dwellings shall be constructed.



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- No works shall commence in relation to the development or any previously agreed phase of the development until details of the proposed ground levels and finished floor levels of the site have been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with these approved details.
- No development shall take place until details of all proposed boundary treatments for the site, rights of way and individual plots (including any walls, fences, retaining walls, railings or gates) have been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details.
- The development layout details to be submitted as reserved matters shall make provision for protection or realignment of the existing rights of way located across or on the boundaries of the site and full details of the proposed routing of the right(s) of way, any associated surfacing or fencing/walls and hedges as well as gates or stiles and their location shall be included. The details shall also make provision for any temporary re-routing or closure of the right of way proposed during the site works or construction phases of the development. The approved details shall be implemented prior to the occupation of the first dwelling unless otherwise submitted and approved as part of these details.



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- No works shall commence in relation to the development or any individual phase previously agreed until details of the root protection areas for all retained trees and hedgerows within or adjacent to the site have been provided in accordance with the conditions attached to this consent. These details shall also include details of protective fencing and signage to be erected (including design and location as well as timescales for its retention) around the root protection areas and an Arboricultural Method Statement in relation to all proposed works proposed within the defined root protection areas in relation to proposed site clearance works, proposed ground levels, routing of services both above and below ground, hard landscaping or construction. No storage of items including materials, waste, temporary buildings, vehicles, or any other item shall take place within the protected areas, nor shall any works take place or vehicles be parked or manoeuvred unless in accordance with previously approved details.
- The landscape details to be provided under condition 3 above shall include all hard and soft landscaping across the site or on its boundaries with confirmation of hedgerows and trees to be retained, materials (including finishes, size, colour and samples or brochure details where relevant), areas of each treatment, method of excavation or construction where proposed within the root protection areas of any retained or proposed trees and hedgerows, and numbers, species, planting patterns or densities and size of any plantings.



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United Kingdom		

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11. The landscape works to be submitted and approved under condition 3 above shall be implemented within 8 months of the completion of the development and any failures that may occur or any specimens that are removed for any reason during a five year period from the date of their planting shall be replaced with a specimen of the same species and size within the next available planting season following its failure or removal unless alternative details have previously been submitted to approved in writing by the local planning authority
12. No works shall be commenced in relation to the development until details of a scheme for the proposed open space, to include at least two areas approximately relating to those shown to the eastern end and the northwest corner of the site on the submitted Appraisal Layout, has been submitted to and approved in writing by the local planning authority. The details shall make provision for biodiversity enhancement through habitat provision (nest or roost boxes or hibernacula) as well as wildlife friendly plantings and shall provide for the layout and surfacing of pathways through the area to facilitate recreational use while minimising any more general impact on the biodiversity habitats provided. The open space works as approved shall be completed within 12 months of the date of the first dwelling on the development being occupied.
13. This consent does not grant or imply any consent for lopping, topping or felling of trees adjacent to the site that are subject to any Preservation Order.
14. No tree or hedge shown for retention on the landscaping details approved under condition 3 above shall be cut down, uprooted or destroyed for a period of 5 years from the date of the completion of the development and any works to lop or top any such retained plantings shall be carried out in full accordance with British Standard BS3998:2010 Tree Work.



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15. No development shall commence until details of all proposed external lighting have been submitted to and approved in writing by the local planning authority. These details shall include the design, location, type of light source, power and angle of illumination as well as light on ground plot or details of maximum light on ground levels to be achieved at any point illuminated by the proposed lighting. The development shall be implemented in accordance with the approved details.
16. The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul water have been submitted to and approved by the local planning authority. The scheme shall incorporate Sustainable Drainage Systems where possible and be implemented in accordance with the approved details before any dwelling on the development or relevant phasing of that development is first brought into use.
17. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) reference CIV15949 ES 001 Rev A01 prepared by Waterman Transport & Development Limited dated June 2014 and the following mitigation measures detailed within the FRA:
 1. Watercourse diverted and designed to ensure that there will be no out of bank flooding on site during a 1 in 100 year (20% for climate change) flood event.
 2. Finished floor levels are set no lower than 600mm above the top of bank level of the unnamed ordinary watercourse.

The mitigation measures shall be fully implemented prior to occupation and subsequent maintained only in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing by the local planning authority.



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18. The development hereby permitted shall not be commenced until such time as the details of the mitigation of all potential impacts of flood risk, other than as already set out in the submitted Flood Risk Assessment, and a satisfactory surface water design has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented and subsequently maintained in accordance with the timing/phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed in writing by the local planning authority.
19. No development hereby approved or approved phase thereof shall be commenced until full details of the following have been submitted to and approved in writing by the Local Planning Authority:-
- Provision of adequate parking, turning and servicing within the site curtilage;
 - Means of surface water drainage;
 - Surfacing materials.
- The development shall thereafter be implemented in accordance with the approved details and be completed prior to first occupation of any dwelling on the development or that phase of development if relevant.
20. No dwelling hereby approved shall be occupied until the access to the site has been completed.
21. The development hereby permitted shall not be commenced until details of the following off-site highway works have been submitted to and approved in writing by the Local Planning Authority:-
- footway from site access westwards to link to existing pedestrian facilities (referred to in para 2.6 of planning statement);



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bellmouth access to the proposed development.

The off-site highway works shall thereafter be constructed in accordance with the approved details prior any dwelling hereby approved being occupied.

22. The development hereby permitted shall not be commenced until details of the 2.4mx43m visibility splays have been submitted to and approved in writing by the Local Planning Authority. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use.
23. The development hereby permitted shall not be commenced until wheel cleaning/washing facilities have been installed on site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The approved facility shall thereafter be utilised by all heavy goods vehicles for the full period of construction works.
24. Facilities for damping down of dust shall be provided on the site and shall be used to prevent excessive dust generated from the site activities.
25. No burning of materials or waste shall take place on the site during the implementation of any works associated with the development.
26. Any equipment which must be left running on the site outside the allowed working hours shall be inaudible at the boundary of occupied residential dwellings.



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27. All works, including demolition, site works, construction and deliveries to and collections from the site during the period of implementation of the development shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, 8.00am to 2.00 pm on Saturdays and no such activities shall take place on Sundays or bank holidays.
28. Any works to trees or hedgerows should not be undertaken in the nesting season (March to August), unless it can be demonstrated by the developer that breeding birds will not be affected by submission of a method statement prior to the commencement of any such works. This may include timing of work, pre-work checks, avoiding nesting areas etc.
29. No development shall take place until measures to protect badgers from being trapped in open excavations and/or pipe and culverts is submitted to and approved in writing by the local planning authority. The measures shall include:
 - a) Creation of sloping escape ramps for badgers which may be achieved by edge profiling of trenches/excavations or by using planks placed into them at the end of each working day
 - b) Open pipe-work larger than 150 mm outside diameter should be blanked off at the end of each working day.
30. The development shall be carried out in accordance with the submitted Ecological Appraisal Report no. P60.T81.14. Date of publication: 1st October 2014 unless otherwise agreed in writing with the Local Planning Authority.
31. The recommendation in Section 8 and conclusions outlined in section 9 of the submitted Noise Report from Hoare Lea Acoustics, revision 1 dated 09/06/14 shall be implemented in full.



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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 comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
3. To define the permission appropriately and enable the local planning authority to exercise proper control over these aspects of the development and to ensure that the development accords with local and national planning policy guidance.
4. To define the permission.
5. To define the permission.
6. To ensure that the approved development is adequately defined and does not detract from the character, appearance or residential amenity of the area (Policies N1a,e & g and E2 d, e & g of The Plan for Stafford Borough).
7. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).
8. In order to ensure that the development does not result in harm to or loss of the existing right of way and to ensure that it is safeguarded as part of the development to maintain access and pedestrian links through the area (Policies N1o N4h of The Plan for Stafford Borough).



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9. To safeguard the character and appearance of the area through protection of protected trees that are important natural features within the local area (Policy N1 f and h of The Plan for Stafford Borough).
10. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).
11. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).
12. To enhance the appearance of the development, provide appropriate recreational areas and links and protect and enhance the biodiversity value of the site and area. (Policies N1 f g h k, N2 4, N4 b, f and g of The Plan for Stafford Borough).
13. To safeguard the character and appearance of the area through protection of protected trees that are important natural features within the local area (Policy N1 f and h of The Plan for Stafford Borough).
14. To safeguard the character and appearance of the area through protection of natural features (Policy N1 f and h of The Plan for Stafford Borough).
15. To safeguard the amenities of the area, residential amenity and matters of biodiversity interest (Policies N1e g, N4 c and f and E2 vi and d of The Plan for Stafford Borough)
16. To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution. (Policies N1n N2 The Plan for Stafford Borough)



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17. To reduce the risk of flooding to the proposed development and future occupants. (Policy N2 The Plan for Stafford Borough)
18. To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site. (Policies N2 and N4 e of The Plan for Stafford Borough)
19. 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).
20. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
21. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
22. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
23. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
24. To safeguard the occupiers of nearby residential properties from undue nuisance and general disturbance during construction. (Policy N1e of The Plan for Stafford Borough).
25. To safeguard the occupiers of nearby residential properties from undue fumes and general disturbance during construction. (Policy N1e of The Plan for Stafford Borough).



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26. To safeguard the occupiers of nearby residential properties from undue noise and general disturbance during construction. (Policy N1e of The Plan for Stafford Borough).
27. To safeguard the occupiers of nearby residential properties from undue noise and general disturbance during construction. (Policy N1e of The Plan for Stafford Borough).
28. To protect matters of biodiversity value. (Policies N4 f and g of The Plan for Stafford Borough).
29. To protect matters of biodiversity value. (Policies N4 f and g of The Plan for Stafford Borough).
30. To protect matters of biodiversity value. (Policies N4 f and g of The Plan for Stafford Borough).
31. To safeguard the occupiers of nearby residential properties from undue noise and general disturbance during construction. (Policy N1e of The Plan for Stafford Borough).

INFORMATIVE(S)

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



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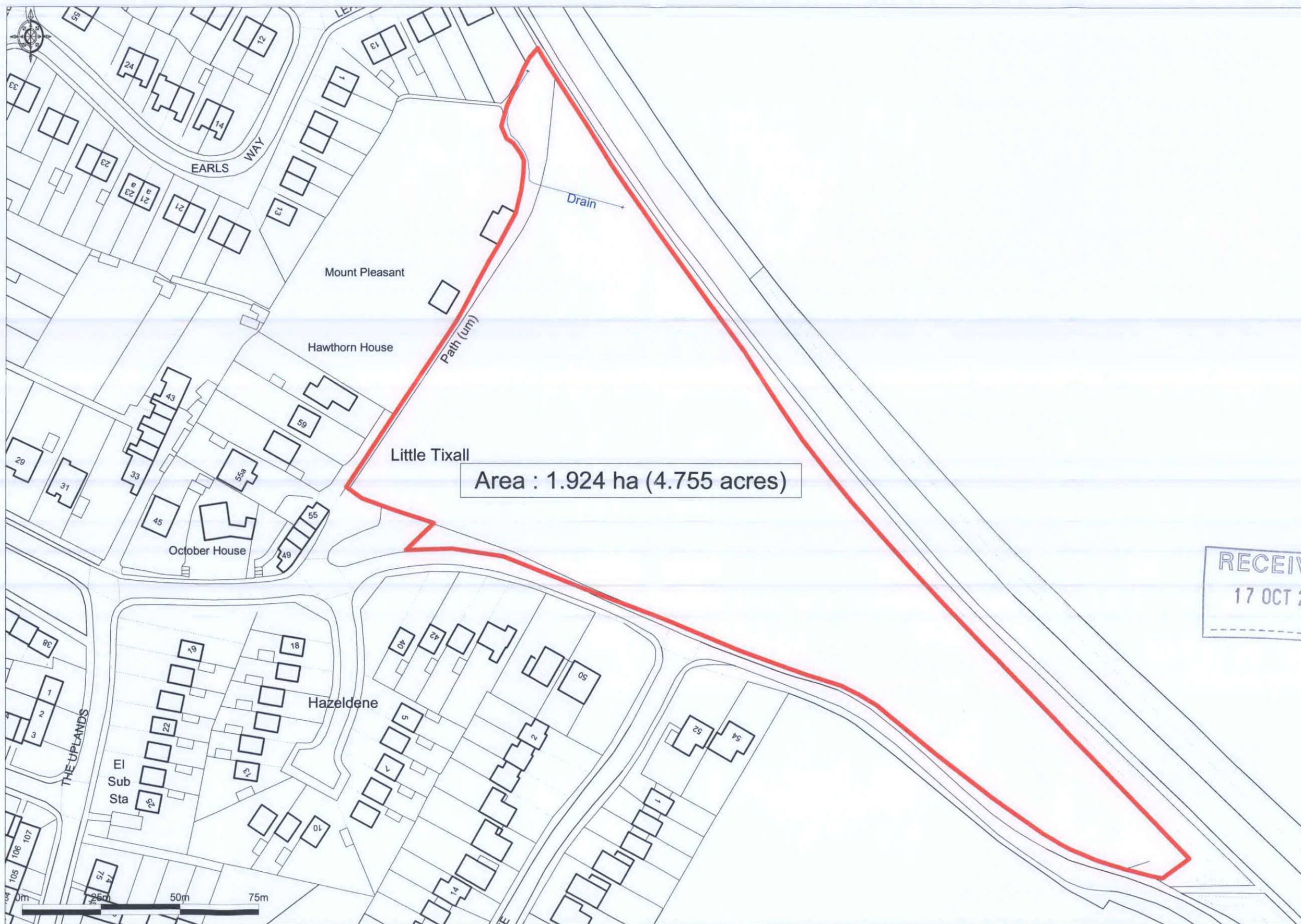
TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

- 2 The applicant/developers attention is drawn to the comments and information provided by the Environment Agency, Severn Trent Water, Lead Flood Authority, Highway Authority, Police Architectural Officer, Environmental Health Officer, County Education, Open Space and Leisure officer and Affordable Housing as contained in the consultation responses on this application.

Head of Planning and Regeneration
On behalf of the Council

Land off Little Tixall Lane, Great Haywood, Staffordshire



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17 OCT 2014



Persimmon Homes West Midlands Venture Court Broadlands Wolverhampton West Midlands WV10 6TB	Date Registered Decision Date Issued Date	4 August 2014 10 November 2014 10 November 2014
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FAO Mr Richard Hodson

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Application No:	14/20666/REM
Proposed Development	Reserved matters approval for layout, scale, appearance and landscaping
Location	Land Adjacent Greenacres Main Road Great Haywood
O. S. Reference:	399951 323191

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 one year from the date of this permission.
2. This approval of reserved matters in respect of access, appearance, landscaping, layout and scale is granted pursuant to outline planning permission 13/18382/OUT and the approved development shall comply in all respects with the terms of that outline permission and the conditions imposed on it.
3. This approval of reserved matters shall be carried out in accordance with the following listed plans except insofar as may be otherwise be required by other conditions to which this permission is subject:

MRGH-PL.01F;

MRGH-PL.02B;

MRGH-PL.03B;



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MRGH-PL.04A (Section details only);

AAH5238 01B (External Works details only);

JKK8400_Figure 02.01;

JKK8400_Figure 03.01;

LS-1 (Soft Landscaping details only);

DOW-PL.01;

FDOW-PL.01;

FHAR-PL.01 (Plots 27 and 28 only);

FPIC-PL.01;

GAR-PL.01;

GAR-PL.02;

HAR-PL.01 (Plot 27 only);

L2-PL.01;

L3-PL.01;

MAR-PL.01 Plot 27;



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FAO Mr Richard Hodson

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MAR-PL.01 Plot 32;
MAY-PL.01;

PIC-PL.01 (Plots 20 and 21);

PIC-PL.01 (Plots 25 and 26);

PMAR-PL.01.

4. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the local planning authority, unless the local planning authority gives written consent to any variation.
5. No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule. Any plants or trees that are removed or die or become seriously damaged or diseased within a period of 5 years from the date of planting shall be replaced with others of similar size and species in the next planting season, unless the local planning authority gives written consent to any variation.



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Venture Court		
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West Midlands	Issued Date	10 November 2014
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6. 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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7. Where the approved plans and particulars indicated that specialized construction work is to take place within the Root Protected Area (RPA) of any retained trees, hedgerows or shrubs, prior to the commencement of any development works, an Arboricultural Method Statement (AMS) detailing how any approved construction works will be carried out shall be submitted and agreed in writing by the local planning authority. The AMS shall include details on when and how the works will be take place and be managed and how the trees etc. will be adequately protected during such a process.
8. The development hereby permitted shall not be brought into use until the access, parking, servicing and turning areas have been provided in accordance with the approved plans.
9. The garages indicated on the approved plan shall be retained for the parking of motor vehicles and cycles and shall at no time be converted to living accommodation without the prior express consent of the local planning authority.
10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any other subsequent equivalent Orders, no development included in Classes A (enlargement, improvement or alterations) and E (ancillary buildings and enclosures of Part 1 Schedule 2 of 'the Order' shall be undertaken within Plot 1 or within the blue-hatched area shown on drawings numbers MRGH-PL.01F, MRGH-PL.02B and MRGH-PL.03B.



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No development shall take place within Class E of the Town and Country Planning (General Permitted Development) Order 1995 or any other subsequent equivalent Orders to the rear of Plots 16 to 28 inclusive approved as part of this permission shall be undertaken without the prior written consent of the local planning authority.

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.
2. To define the permission.
3. To define the permission.
4. In the interests of amenity and to ensure a satisfactory form of development (Policy N4 of The Plan for Stafford Borough).
5. In the interests of amenity and to ensure a satisfactory form of development (Policy N4 of The Plan for Stafford Borough).
6. To safeguard the amenities of the local area and to protect the natural features that contribute towards this and that are important in the appearance of the development. (Policy N4 of The Plan for Stafford Borough).
7. To safeguard and protect the retained natural features that contribute to the amenity of the local area and that are important to the appearance of the development. (Policy N4 of The Plan for Stafford Borough).



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8. In the interests of the safety and convenience of users of the highway. (Policy T1(c) of The Plan for Stafford Borough).
9. To ensure the retention of adequate off-street facilities in the interests of the safety and convenience of users of the highway. (Policy T2 (a) of The Plan for Stafford Borough).
10. To prevent flooding by ensuring that development is not undertaken that could restrict the flow of the adjacent watercourse. (Policy N2 of The Plan for Stafford Borough).

INFORMATIVE(S)

- 1 The local planning authority considers the proposal to be a sustainable form of development and therefore complies with the provisions of the National Planning Policy Framework.
- 2 That the attention of the applicant be drawn to the comments of the highway authority contained in the attached letter(s).

Head of Planning and Regeneration
On behalf of the Council



Form X (ii)

Staffordshire County Council
Town and Country Planning Act, 1990
Development Management Procedure Order 2010

To: Stafford Borough, DCM
Stafford Borough Council
Civic Offices
Riverside
Stafford
ST16 3AQ

Applicant: MR RICHARD HODSON

Address: PERSIMMON HOMES WEST MIDLANDS
VENTURE COURT
BROADLANDS
WOLVERHAMPTON
WV106TB

Application Type: RESERVED MATTERS

Application Number: S1420666

Date Received: 27-OCT-2014

Road Number: C0349

Officer: Phil Spruce

Date: 05-NOV-2014

Particulars of Development:

RESERVED MATTERS APPROVAL FOR LAYOUT, SCALE, APPEARANCE AND LANDSCAPING.
(REVISED LAYOUT PLAN RECEIVED 27/10/2014).

Location of Development:

LAND ADJACENT TO GREENACRES, MAIN ROAD, GREAT HAYWOOD, ST18 0RT.

CONDITIONAL:

Recommendations: There are no objections on Highway grounds to the proposed development subject to the following conditions being included on any approval:-

1. The development hereby permitted shall not be brought into use until the access, parking, servicing and turning areas have been provided in accordance with the approved plans.
2. The garages indicated on the approved plan shall be retained for the parking of motor vehicles and cycles, they shall at no time be converted to living accommodation without the prior express permission of the Local Planning Authority.

Reasons.

1 & 2. In the interest of highway safety.

To comply with the principles set out in the National Planning Policy Framework.

Informative for Decision Notice.

This consent will require approval under Section 7 of the Staffordshire Act 1983 and will require a Section 38 of the Highways Act 1980. Please contact Staffordshire County Council to ensure that approvals and agreements are secured before commencement of works.

Notes to Planning Officer.

- i). This Form X supercedes previous recommendation of refusal dated 26th August 2014.
- ii). This Form X is based upon the revised drawing No. MRGH-PL.01 E.

DO NOT SCALE FROM THE DRAWING.
ALL DIMENSIONS TO BE CHECKED AT THE REFERENCE SETTING OUT.
CONCESSION FROM CHANDLER AND SPURWAYS.

REV	DESCRIPTION	BY	DATE
A	Plans 1 and 5 updated from house type table to County RL 00.03.14	RL	02.03.14
B	Maintenance service strip / minor rebar on road category repositioned plans 16-19, 24-25	SLT	16.10.14


Charles Church Homes (West Midlands)
Venture Court
Broadlands, Walsworthampton
WV10 6TB
Tel: 01902 624 300 Fax: 01902 624 380

SITE
Main Rd

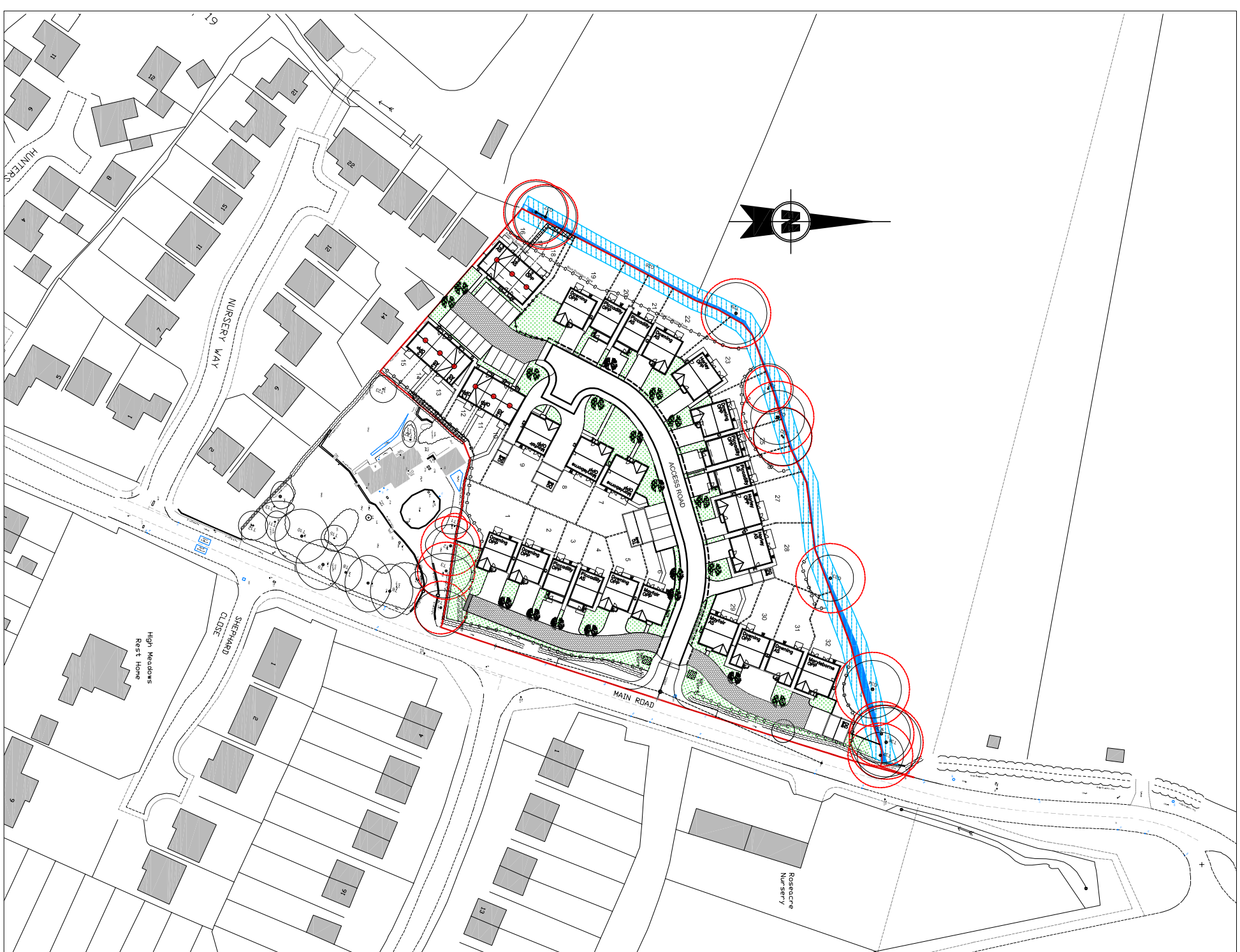
Great Haywood

TITLE
LOCATION PLAN

SCALE 1:1250 @ A3
DATE **10.06.14**

DRAWN BY **RL** REVISION **B**

NUMBER
MRGH-PL.03





Providence Land (Great Haywood) Ltd C/O Howard Sharp And Partners LLP Mr Tom Hutchinson 79 Great Peter Street London SW1P 2EZ	Date Registered Decision Date Issued Date	4 March 2013 3 June 2013 3 June 2013
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TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Application No:	13/18382/OUT
Proposed Development	Residential development (outline) - with details of the means of access
Location	Land Adjacent Greenacres Main Road Great Haywood
O. S. Reference:	399950 323191

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 the development is commenced details of the layout of roads and buildings, the scale and appearance of buildings and the landscaping of the site (the reserved matters) shall be submitted to and approved by the Local Planning Authority.
2. Application for the approval of the 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 hereby permitted shall be begun before the expiration of one year from the date of approval of the last of the reserved matters to be approved.
4. The approved plans are drawing nos. 0154/011 Rev B and 15795_OGL Rev 1. Other plans have been submitted for illustrative purposes only.

Stafford Borough Council

Civic Centre, Riverside, Stafford, ST16 3AQ, DX 723320, Stafford 7
TEL 01785 619 000 EMAIL info@staffordbc.gov.uk
WEB www.staffordbc.gov.uk



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**INVESTORS
IN PEOPLE**

Providence Land (Great Haywood) Ltd	Date Registered	4 March 2013
C/O Howard Sharp And Partners LLP	Decision Date	3 June 2013
Mr Tom Hutchinson	Issued Date	3 June 2013
79 Great Peter Street		
London		
SW1P 2EZ		

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5. No trees, large shrubs or hedgerows shall be uprooted, felled, lopped, topped, or cut back in any way until a scheme has been approved that specifically allows such works. The works shall then take place in accordance with the agreed scheme unless the local planning authority gives written consent to any variation.
6. 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 8S 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 onto 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.
7. Any subsequent application for approval of reserved matters shall include: (a) a plan showing the location of, and allocating a reference number to each



Providence Land (Great Haywood) Ltd C/O Howard Sharp And Partners LLP Mr Tom Hutchinson 79 Great Peter Street London SW1P 2EZ	Date Registered Decision Date Issued Date	4 March 2013 3 June 2013 3 June 2013
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existing tree on the site which has a stem with a diameter measured over the bark at a point 1.5 metres above ground level exceeding 75 mm; showing which trees are to be retained, showing the crown spreads and root protection areas of each retained tree and which trees are to be removed identified with a dashed line; (b) details of each retained tree must be submitted in accordance with BS 5837 2012 and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) below apply; (c) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site; (d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within the root protection areas of any retained tree or of any tree on land adjacent to the site within the root protection area of any retained tree, or any tree on land adjacent to the site, (e) details of the specification and position of fencing and of any other measures to be taken for the protection of any retained tree from damage before or during the course of development. In this condition "retained tree" means an existing tree which is to be retained in accordance with the plan referred to in paragraph (a) above,

8. The construction of dwellings hereby permitted shall not be commenced unless and until the following highway works have been constructed:-
 - 1) The construction of the access and the access visibility splays as shown on Drg 0154/011 Rev B. Thereafter, the visibility splays shall remain clear of any obstruction greater than 0.6M above the adjacent carriageway.
 - 2) The formation of pedestrian links to and from the site as indicated on Drg 0154/011 Rev B and shall include for the provision of pedestrian Tac-Tile crossings at the indicated crossing points and also across the bellmouth of Oldfields Crescent.
 - 3) The closure of all other access's to the development site.

Stafford Borough Council

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INVESTORS
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C/O Howard Sharp And Partners LLP	Decision Date	3 June 2013
Mr Tom Hutchinson	Issued Date	3 June 2013

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9. No development hereby approved shall be commenced until full details of the following have been submitted to and approved in writing by the Local Planning Authority:
- Provision of parking, turning and pedestrian migration within the site curtilage:
 - Design of access roads allowing for the swept path analysis of a refuse vehicle (12m)
 - Means of surface water drainage
 - Surfacing materials
- Thereafter the development shall not be first occupied until the approved works have been carried out or constructed.
10. No development shall commence until a detailed hydraulic model of the unnamed watercourse which runs alongside the northern boundary of the site has been submitted to and approved in writing by the local planning authority in consultation with the Environment Agency.
11. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 100 year plus 30% for climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include an investigation into the use of SuDS on site (for example permeable paving).



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12. No development shall commence unless and until details of foul water drainage for the site have been submitted to and approved in writing by the Local Planning Authority. Thereafter, no dwelling shall be occupied until the approved foul water drainage scheme has been constructed.

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. 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. To define the permission.
5. To enable the local planning authority to consider the scheme of development and the landscaping proposals in relation to the existing trees and hedges.
(Saved Policy E&D1(ii) of the Stafford Borough Local Plan 2001).
6. 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(ii) of the Stafford Borough Local Plan 2001).
7. To enable the local planning authority to properly assess the impact of the development on the natural features of the site (Saved Policy E&D1(ii) of the Stafford Borough Local Plan 2001).

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8. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10a of the Stafford Borough Local Plan 2001).
9. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10a and d of the Stafford Borough Local Plan 2001).
10. To reduce the risk of flooding to the proposed development and future occupants and to inform the final development layout and detailed drainage design
(Section 10 of the National Planning Policy Framework - Meeting the challenge of climate change, flooding and coastal change).
11. To prevent the increased risk of flooding, both on and off site and to provide water quality benefits (Section 10 of the National Planning Policy Framework - Meeting the challenge of climate change, flooding and coastal change).
12. To ensure the provision of adequate drainage facilities and to prevent the pollution of any adjacent watercourses, wells and aquifers. (Saved Policy E&D4 of the Stafford Borough Local Plan 2001).

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 (Development Management Procedure) (England) Order 2010.



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- 2 The Local Planning Authority considers that the proposals are sustainable development and conform to the National Planning Policy Framework.
- 3 The attention of the applicant is drawn to the attached advice of the Highway Authority, the Environment Agency and the Borough Biodiversity Officer.

Head of Planning and Regeneration
On behalf of the Council

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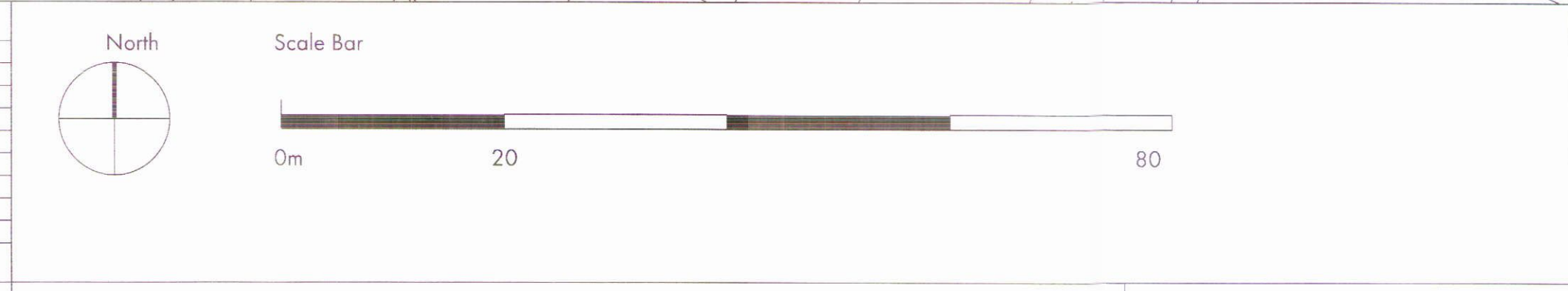


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Rev.	Date	Comment



NOTES
 Original Drawing Size A1
 Niche Architects are not responsible for the accuracy of topographical survey produced by Green Hatch Group
 All areas are approximate gross internal
 This drawing is not for construction or Building Control submission.

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Job Title: Main Road, Great Haywood
Drg Title: Site Access Plan
Drg Status: PLANNING APPLICATION ISSUE
Scale: 1:500 @ A1
Date: 23.04.2012
Drg No: 0154 / 011
Rev: B

PCG/15/12
 23.04.2012