

Yarnfield – Applications within the Settlement Boundaries

Number	Location	Application Number	Decision	Decision Notice	Location Plan
1	Land At Yarnfield Park, Yarnfield Lane, Yarnfield	13/19196/REM	Approved	Yes	YARN-02-001
		12/17632/REM pursuant	Approved	Yes	331A01 100 A
		09/12911/OUT	Approved	Yes	318A01 001
2	Walnut Tree Farm, Ash Lane, Yarnfield, Stone	14/20464/REM	Approved	Yes	13L89H
		13/19226/OUT	Approved	Yes	OS EXTRACT 13S15



Bovis Homes Ltd
FAO Mr Andrew Edge
Bromwich Court
Gorse Lane
Coleshill
North Warwickshire
B46 1JU

Date Registered 6 September 2013
Decision Date 5 December 2013
Issued Date 5 December 2013

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Application No: 13/19196/REM
Proposed Development Reserved matters further to 09/12911/OUT and as revised by 12/17856/FUL- 56 dwellings, garages & associated driveways and landscaping works (Revised application for Plots 1-56, previously approved in 12/17632/REM).
Location Land At Yarnfield Park Yarnfield Lane Yarnfield
O. S. Reference: 386751 333024

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

1. The development hereby permitted shall be begun before the expiration of two years from the date of this permission.
2. This approval of reserved matters in respect of access, appearance, landscaping, layout and scale is granted pursuant to outline planning permission 09/12911/OUT and as subsequently revised by planning permission 12/17856/FUL 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:

Location Plans: Drawings number YARN-02-001;
Planning Layout: Drawing number YARN-02-003A;
External Works Layout: Drawing number YARN-02-004E;



Bovis Homes Ltd
FAO Mr Andrew Edge
Bromwich Court
Gorse Lane
Coleshill
North Warwickshire
B46 1JU

Date Registered 6 September 2013
Decision Date 5 December 2013
Issued Date 5 December 2013

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Storey Heights Layout: Drawing number YARN-02-005A;
Materials Layout: Drawing number YARN-02-006;
Typical Street Scenes: Drawing number YARN-02-007;
Boundary Treatments: Drawing number YARN-02-008;
Landscape Proposals Tree Protection Plan: Drawing number YARN-03-081B;
Hand Dig Locations for Wall Construction: Drawing number YARN-03-105;
Hand Dig Locations for Fence Construction: Drawing number YARN-03-107;
Development Finished Floor/Ground Levels: Drawing numbers YARN-5-812A; and YARN-5-813A;

Detailed Landscape Proposals: Drawing numbers c-1027-01 Revision A; and c-1027-02 Revision B:

House Type and Garages Drawings numbers: YARN-TYPE A-01; YARN-TYPE A-02 A; YARN-TYPE B-01; YARN-TYPE B-02; YARN-TYPE C-01; YARN-TYPE C-02; YARN-TYPE D-01; YARN-TYPE D-02A; YARN-TYPE E-01; YARN-TYPE E-02A; YARN-TYPE F-01; YARN-TYPE F-02; YARN-TYPE G-02 Elevations; YARN-TYPE G-02 Floor and Roof Plans; YARN-TYPE H-01; YARN-TYPE H-02; YARN-TYPE J-01; YARN-TYPE J-02; YARN-TYPE K-01; YARN-TYPE K-02A; YARN-TYPE L-01; YARN-TYPE L-02; YARN-GAR-01A; and YARN-GAR-02.

4. Details submitted with this application in respect of levels, structural planting, identification of retained trees and replacement tree planting and are accepted as satisfying the requirements of conditions 8, 10 and 11 attached to outline planning permission 09/12911/OUT.



Bovis Homes Ltd
FAO Mr Andrew Edge
Bromwich Court
Gorse Lane
Coleshill
North Warwickshire
B46 1JU

Date Registered 6 September 2013
Decision Date 5 December 2013
Issued Date 5 December 2013

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

5. Details submitted with this application in respect of the following:
Areas of Incidental Open Space (condition 20);
Surface water drainage (condition 30);
Foul water drainage (condition 31);

are accepted as satisfying the requirements of those conditions attached to outline planning permission 09/12911/OUT and 12/17856/FUL requiring the submission and approval of details prior to the commencement of development.

6. No development shall take place until details of earthworks have been submitted to and approved in writing by the local planning authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details unless the local planning authority gives written consent to any variation.
7. 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.



Bovis Homes Ltd
FAO Mr Andrew Edge
Bromwich Court
Gorse Lane
Coleshill
North Warwickshire
B46 1JU

Date Registered 6 September 2013
Decision Date 5 December 2013
Issued Date 5 December 2013

TOWN AND COUNTRY PLANNING ACT 1990

PeJulz

PERMISSION FOR DEVELOPMENT

(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.



Bovis Homes Ltd
FAO Mr Andrew Edge
Bromwich Court
Gorse Lane
Coleshill
North Warwickshire
B46 1JU

Date Registered 6 September 2013
Decision Date 5 December 2013
Issued Date 5 December 2013

TOWN AND COUNTRY PLANNING ACT 1990

Ref: 13/0112

PERMISSION FOR DEVELOPMENT

8. 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. A tree protection plan must be submitted to 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 Tree Protection Fencing TPF forming the Construction Exclusion Zone CEZ, 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.



Bovis Homes Ltd
FAO Mr Andrew Edge
Bromwich Court
Gorseley Lane
Coleshill
North Warwickshire
B46 1JU

Date Registered 6 September 2013
Decision Date 5 December 2013
Issued Date 5 December 2013

Ref:UZ

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

9. Where the approved plans and particulars indicated that specialised 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.
10. Before the development commences details shall be 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 the roads to an acceptable outfall, which shall thereafter be constructed in accordance with the approved details.
11. A surface water interceptor shall be provided at the rear of the highway boundary for all private driveways and multiple drive turning areas that fall towards the public highway. The drainage interceptors shall be connected to a soakaway or equivalent drainage system and maintained in full operational order for the life of the development.
12. Notwithstanding any details shown in the submitted documents, the proposed Type F dwelling shown to be sited on Plot 13 shall be handed within the plot from the position shown in the otherwise submitted approved drawings.



Bovis Homes Ltd
FAO Mr Andrew Edge
Bromwich Court
Gorse Lane
Coleshill
North Warwickshire
B46 1JU

Date Registered 6 September 2013
Decision Date 5 December 2013
Issued Date 5 December 2013

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

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 accordance with the requirements of outline planning permission 09/12911/OUT as subsequently revised by planning permission 12/17856/FUL.
5. In accordance with the requirements of outline planning permission 09/12911/OUT as subsequently revised by planning permission 12/17856/FUL.
6. In the interests of amenity and to ensure a satisfactory form of development (Saved Policy E&D 44 (iii) of the Stafford Borough Local Plan 2001).
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. (Saved Policy E&D 44 (iii) of the Stafford Borough Local Plan 2001)
8. To safeguard the amenities of the local area and to protect the natural features that contribute towards this and that are important in the appearance of the development (Saved Policy E&D 44 (iii) of the Stafford Borough Local Plan 2001).



Bovis Homes Ltd
FAO Mr Andrew Edge
Bromwich Court
Gorseley Lane
Coleshill
North Warwickshire
B46 1JU

Date Registered 6 September 2013
Decision Date 5 December 2013
Issued Date 5 December 2013

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

9. 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 (Saved Policy E&D 44 (iii) of the Stafford Borough Local Plan 2001).
10. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10 (a) of the Stafford Borough Local Plan 2001).
11. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10 (a) of the Stafford Borough Local Plan 2001).
12. To ensure the provision of satisfactory residential amenities for the occupiers of dwellings within the approved development. (Saved Policy HOU1 (iii) of the Stafford Borough Local Plan 2001).

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 and of the Police Architectural Liaison Officer contained in the attached letters.

Head of Planning and Regeneration
On behalf of the Council



Legend

— Denotes Application Boundary



Stafford Borough
Council
19 AUG 2013
Received

Rev	Date	Details	By

Drainage Authority Approval Date _____

Highway Authority Approval Date _____

Use written dimensions only. When shown relationships between slab levels and ground levels are to be checked on site. Any discrepancy or suggested modification to be reported to Design and Engineering Director. Note: This drawing is the copyright of Bovis Homes Ltd.

Bovis Homes Central Region
Bromwich Court
Highway Point
Gorsy Lane
Coleshill
B46 1JU
Tel: 01675 437 000
Fax: 01675 437 094
DX: 728340 Coleshill 2

SITE: **YARNFIELD
YARNFIELD LANE**

DRAWING TITLE: **LOCATION PLAN**

YARNFIELD LANE ~ YARNFIELD

DRAWN BY	DATE	DRAWING NO.	REV
AEDGE	JUL 2013	YARN-02-001	
SCALE:	CHECKED/DATE		



Barratt West Midlands (with Hackberry Developments) C/O Malcolm Payne Group Ltd 174 Holliday Street Birmingham West Midlands B1 1TJ	Date Registered Decision Date Issued Date	11 October 2012 8 May 2013 13 June 2013
--	---	---

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Application No:	12/17632/REM
Proposed Development	Demolition of existing built footprint of 16,977 square metres and development of new build footprint of 16,977 square metres comprising of 250 new dwellings - Reserved Matters Approval pursuant to Outline Application 09/12911/OUT
Location	Land At Yarnfield Park Yarnfield Lane Yarnfield
O. S. Reference:	386625 333277

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

1. The development hereby permitted shall be begun before the expiration of two years from the date of this permission.
2. This approval of reserved matters in respect of access, appearance, landscaping, layout and scale is granted pursuant to outline planning permission 09/12911/OUT and as subsequently revised by planning permission 12/17856/FUL 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:

Location Plans: Drawings numbers 331A01 001 and 331A01 100A;

Block Plans: Drawing number 331A01 101K;

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



2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2009-2010
*Raising economic prosperity
through partnership*





Barratt West Midlands (with Hackberry Developments)	Date Registered	11 October 2012
C/O Malcolm Payne Group Ltd	Decision Date	8 May 2013
174 Holliday Street		
Birmingham	Issued Date	13 June 2013
West Midlands		
B1 1TJ		

TOWN AND COUNTRY PLANNING ACT 1990

Refuz

PERMISSION FOR DEVELOPMENT

Proposed Site Layout - Sheet 1: Drawing number 331A01 102G;

Proposed Site Layout - Sheet 2: Drawing number 331A01 103G;

Proposed Site Layout - Sheet 3: Drawing number 331A01 104C;

Proposed Materials Plan: Drawing number 331A01 105D;

Proposed Street Scenes/Site Sections (Northern Part): Drawing number 331A01 106B;

Proposed Street Scenes/Site Sections (Southern Part): Drawing number 331A01 107B;

Sports Pavilion: Drawing number 331A01 114B;

Phasing Plan: Drawing number 331A01 115;

House Type and Garages Drawings numbers: 2010/ASH/A/01 Rev A; 2010/ASH/C/01 Rev B; 2010/BAR/A/01 Rev A; 2010/BAR/A/02 Rev A; 2010/BAR/C/01 Rev B; 2010/BAR/C/02 Rev A; 2010/CAM/A/01 Rev B; 2010/DQS16; 2010/GUI/A/02 Rev B; 2010/GUI/C/02; Rev D; 2010 010/HARR/A/01 Rev C; 2010/HARR/C/01 Rev A; 2010/LIN/A/01 Rev C; 2010/LIN/C/01 Rev D; 2010/SOM/A/01 Rev A; 2010/SOM/A/01 Rev B; 2010/STR/C/01/AAH4992/16A; 2010/STR/C/01/AAH4992/17A; 2010/TAV/A/01 Rev A; 2010/TAV/C/01 Rev E; 2010/THO/A/01 Rev A; 2010/THO/A/01 Rev A Alternative Layout; 2010/THO/C/01 Rev D; 2010/THO/C/01 Rev D Alternative Layout; 2010/H314/A/01; 2010/H317/A/01; 2010/H320/C/01 Rev A; 2010/H323/C/01 Rev A; 2010/WAR/A/01 Rev A; 331A01_108; 331A01_109; 331A01_110; 331A01_111; 331A01_112; and 331A01_113;

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



2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2009-2010
*Raising economic prosperity
through partnership*





Barratt West Midlands (with Hackberry Developments) C/O Malcolm Payne Group Ltd 174 Holliday Street Birmingham West Midlands B1 1TJ	Date Registered Decision Date Issued Date	11 October 2012 8 May 2013 13 June 2013
--	---	---

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Soft Landscape Proposals: Drawing numbers Bir.3940_07C; Bir.3940_08 C; Bir.3940_09 C; Bir.3940_10 C; Bir.3940_11 C; Bir.3940_12 C; Bir.3940_13 C; and Bir.3940_14 C;

Open Space Areas: Drawing number Bir.3940 15A;

Drainage and Levels Layout: Drawings numbers 10086 103B; 10086 104A; and 10086 105A;

Highways General Arrangements Drawings 10086 100B; 10086 101B; and 10086 102B;

Roads to be Adopted Drawing 10086 22C;

Autotracking Drawing 10086 23A.

- No development shall commence in respect of the Sports Pavilion building until details of materials to be used on the external surfaces of this building have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- Details submitted with this application in respect of levels, structural planting, identification of retained trees and replacement tree planting and are accepted as satisfying the requirements of conditions 8, 10 and 11 attached to outline planning permission 09/12911/OUT.
- Details submitted with this application in respect of the following:
Areas of incidental open space (condition 20);
Bat survey and mitigation measures (condition 21);

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



2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2009-2010
*Raising economic prosperity
through partnership*





Barratt West Midlands (with Hackberry Developments) C/O Malcolm Payne Group Ltd 174 Holliday Street Birmingham West Midlands B1 1TJ	Date Registered	11 October 2012
	Decision Date	8 May 2013
	Issued Date	13 June 2013

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Badger survey and mitigation measures (condition 23);

Transport connections through the site (condition 25);

Construction Traffic Management Plan (condition 27);

Travel Plan (condition 28);

Surface water drainage (condition 30);

Foul water drainage (condition 31);

Noise mitigation (condition 34);

Damping down and road sweeping facilities (condition 37);

are accepted as satisfying the requirements of those conditions attached to outline planning permission 09/12911/OUT requiring the submission and approval of details prior to the commencement of development.

7. Details of the Sports Pavilion are accepted as satisfying the requirements of condition 32 attached to outline planning permission 09/12911/OUT requiring the submission and approval of details prior to the commencement of development, but only insofar as they relate to the sports pavilion building.

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



2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2009-2010
*Raising economic prosperity
through partnership*



**INVESTORS
IN PEOPLE**



Barratt West Midlands (with Hackberry Developments) C/O Malcolm Payne Group Ltd 174 Holliday Street Birmingham West Midlands B1 1TJ	Date Registered	11 October 2012
	Decision Date	8 May 2013
	Issued Date	13 June 2013

TOWN AND COUNTRY PLANNING ACT 1990

Pe/uz

PERMISSION FOR DEVELOPMENT

8. No development shall take place until details of earthworks have been submitted to and approved in writing by the local planning authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details unless the local planning authority gives written consent to any variation.
9. 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

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



2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2009-2010
*Raising economic prosperity
through partnership*





Barratt West Midlands (with Hackberry Developments) C/O Malcolm Payne Group Ltd 174 Holliday Street Birmingham West Midlands B1 1TJ	Date Registered	11 October 2012
	Decision Date	8 May 2013
	Issued Date	13 June 2013

TOWN AND COUNTRY PLANNING ACT 1990

Pafuz

PERMISSION FOR DEVELOPMENT

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.

- 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. A tree protection plan must be submitted to 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 Tree Protection Fencing TPF forming the Construction Exclusion Zone CEZ, 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.

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



2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2009-2010
*Raising economic prosperity
through partnership*





Barratt West Midlands (with Hackberry Developments) C/O Malcolm Payne Group Ltd 174 Holliday Street Birmingham West Midlands B1 1TJ	Date Registered	11 October 2012
	Decision Date	8 May 2013
	Issued Date	13 June 2013

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

11. Where the approved plans and particulars indicated that specialised 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.

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. To ensure the satisfactory appearance of the development. (Saved Policy E&D1 (ii) of the Stafford Borough Local Plan 2001).
5. In accordance with the requirements of outline planning permission 09/12911/OUT as subsequently revised by planning permission 12/17856/FUL.
6. In accordance with the requirements of outline planning permission 09/12911/OUT as subsequently revised by planning permission 12/17856/FUL.

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



2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2009-2010
*Raising economic prosperity
through partnership*



**INVESTORS
IN PEOPLE**



Barratt West Midlands (with Hackberry Developments)	Date Registered	11 October 2012
C/O Malcolm Payne Group Ltd	Decision Date	8 May 2013
174 Holliday Street		
Birmingham	Issued Date	13 June 2013
West Midlands		
B1 1TJ		

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

7. In accordance with the requirements of outline planning permission 09/12911/OUT as subsequently revised by planning permission 12/17856/FUL.
8. In the interests of amenity and to ensure a satisfactory form of development (Saved Policy E&D 44 (iii) of the Stafford Borough Local Plan 2001).
9. To safeguard the amenities of the local area and to protect the natural features that contribute towards this and that are important in the appearance of the development. (Saved Policy E&D 44 (iii) of the Stafford Borough Local Plan 2001)
10. 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&D 44 (iii) of the Stafford Borough Local Plan 2001).
11. 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 (Saved Policy E&D 44 (iii) 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.

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



2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2009-2010
*Raising economic prosperity
through partnership*



**INVESTORS
IN PEOPLE**



Barratt West Midlands (with Hackberry Developments) C/O Malcolm Payne Group Ltd 174 Holliday Street Birmingham West Midlands B1 1TJ	Date Registered	11 October 2012
	Decision Date	8 May 2013
	Issued Date	13 June 2013

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

- 2 The Local Planning Authority has worked in a positive and proactive manner in dealing with this application and entered into pre-application discussions with the applicant to secure a revised/improved scheme, as has been submitted and consequently approved. It is therefore considered that the proposals meet the provisions of Paragraph 186-187 of the NPPF.
- 3 That the attention of the applicant be drawn to the comments of the Borough Biodiversity Office and of the Borough Tree Officer contained in the attached letters.

Head of Planning and Regeneration
On behalf of the Council

Stafford Borough Council

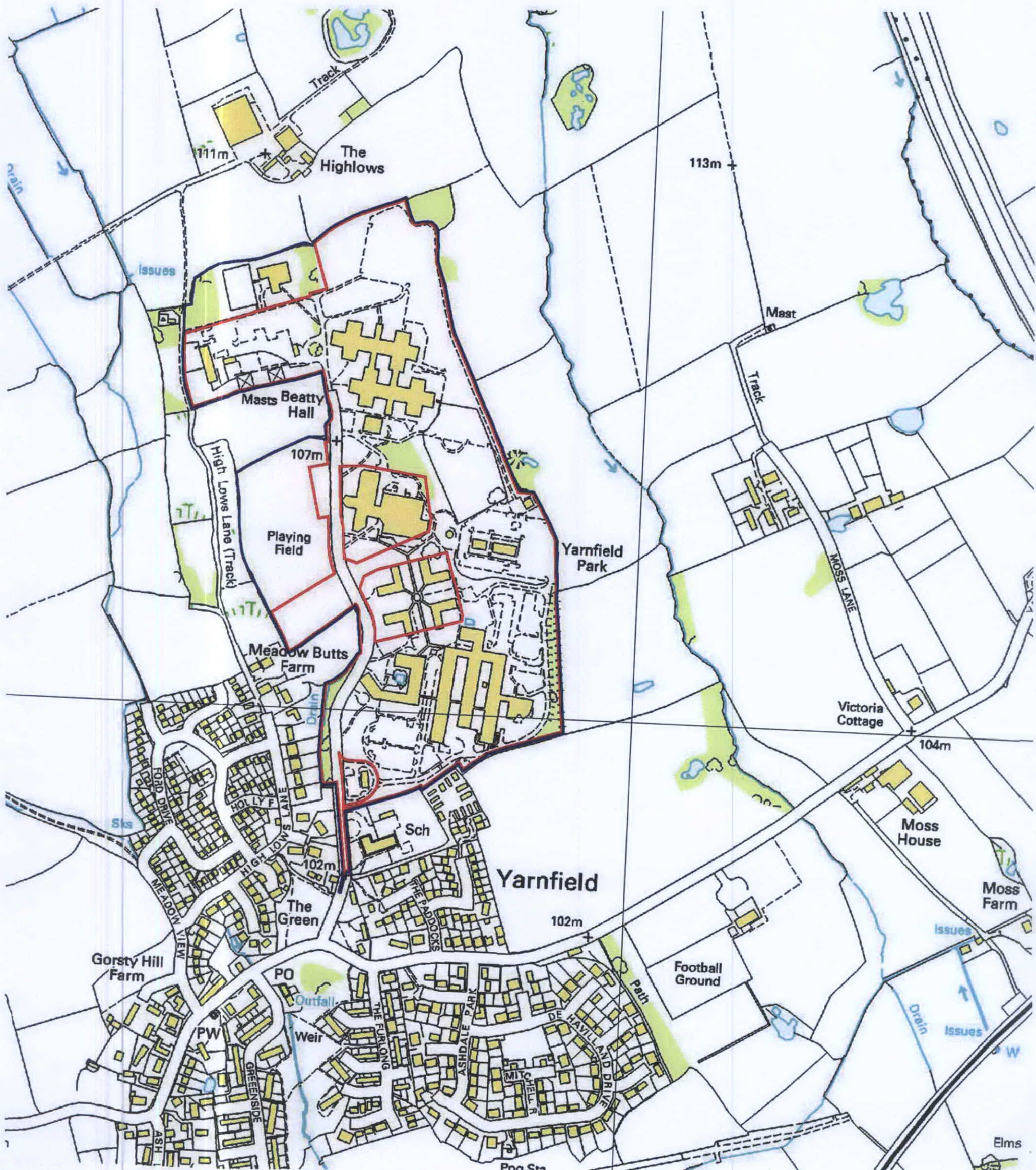
Civic Centre, Riverside, Stafford, ST16 3AQ, DX 723320, Stafford 7
TEL 01785 619 000 EMAIL info@staffordbc.gov.uk
WEB www.staffordbc.gov.uk



2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2009-2010
*Raising economic prosperity
through partnership*



**INVESTORS
IN PEOPLE**



- LEGEND**
- ADDITIONAL LAND WITHIN LAND OWNER'S OWNERSHIP
 - APPLICATION SITE BOUNDARY
 - LAND OWNED BY THIRD PARTY

Client
Barratt Homes West Midlands

Project
Yarnfield Park, Stone

Drawing
Location Plan

Date
July 2012

Purpose
Planning

Scale
1:5000

Drawing Size
A3


 NORTH

All written/scaled dimensions and floor areas are subject to verification by Contractor(s) on site.

Project No.	Drawing No.	Revision
331A01	100	A

This drawing and design are © Copyright Malcolmpayne Group Limited. No reproduction or alteration is permitted.

Malcolmpayne Group Limited
174 Holiday Street, Birmingham B11 1J | Tel: +44 (0)121 643 3159
email: info@malcolmpaynegroup.co.uk www.malcolmpaynegroup.co.uk

Architecture | Design | Conservation

malcolmpaynegroup

LOCATION PLAN



Hackberry Developments Ltd C/O Framptons FAO: Mr Peter Frampton Oriol House 42 North Bar Banbury Oxfordshire OX16 0TH	Date Registered Decision Date Issued Date	25 November 2009 24 February 2011 2 February 2012
--	---	---

Pafuz

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Application No:	09/12911/OUT
Proposed Development	Demolition of redundant buildings (continuance of existing conference and training centre with accommodation facilities) provision of up to 300 new dwellings and associated infrastructure, including parking provision, a new pavilion for sports pitch, roads and sewers.
Location	Yarnfield Park Yarnfield Staffordshire
O. S. Reference:	386662 333386

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 and no phase of the development shall commence until details of the of the following reserved matters for that phase have been submitted to and approved by the local planning authority:- layout of the site including the disposition of roads and buildings; the scale of all buildings and structures; the appearance of all buildings and structures including materials to be used on all external surfaces; pedestrian and vehicular access; and the landscaping of the site shall be submitted to and approved by the Local Planning Authority.
2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the issued date of this permission.

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



2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2009-2010
*Raising economic prosperity
through partnership*



INVESTORS
IN PEOPLE



Hackberry Developments Ltd C/O Framptons FAO: Mr Peter Frampton Oriel House 42 North Bar Banbury Oxfordshire OX16 0TH	Date Registered Decision Date Issued Date	25 November 2009 24 February 2011 2 February 2012
--	---	---

Pafutz

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

3. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.
4. No development shall commence until a scheme of phasing for the implementation of the development has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved scheme of phasing, unless otherwise first agreed in writing by the Local Planning Authority.
5. No more than 300 dwellings shall be constructed on the site.
6. No more than 19460 square metres of footprint of new dwellings and garages shall be constructed under this consent.
7. The details to be submitted in pursuance of Condition 1 shall accord with the submitted Design Strategy contained within the Design and Access Statement within no dwelling exceeding 2 storeys in the low density character areas, 2.5 storeys in the medium density character area and 3 storey in the high density character areas.
8. No development shall commence until full details of existing ground levels, proposed ground levels and floor levels of the proposed buildings for that phase have been submitted to and approved in writing by the Local Planning Authority and no dwelling on the site shall have a ridge height which exceeds 120 AOD.

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



2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2009-2010
*Raising economic prosperity
through partnership*



**INVESTORS
IN PEOPLE**



Hackberry Developments Ltd	Date Registered	25 November 2009
C/O Framptons		
FAO: Mr Peter Frampton	Decision Date	24 February 2011
Oriel House		
42 North Bar	Issued Date	2 February 2012
Banbury		
Oxfordshire		
OX16 0TH		

Pelutz

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

9. No development shall commence until a scheme for the reduction of the height of the Water Tower has been submitted to and approved in writing by the Local Planning Authority and the alterations shall take place in accordance with the approved details prior to the occupation of any of the dwellings
10. The details to be submitted in pursuance of Condition 1 shall be in accordance with the submitted landscape strategy plan contained within the Landscape and Visual Assessment with details of the structural planting, including the retention of existing trees, as defined on the landscape strategy plan, being submitted before any development takes place on site.
11. No development shall take place on any phase, including the provision of the car parking, until a landscaping scheme for that phase has been approved pursuant to condition 1 and shall identify the trees to be retained and a schedule of replacement tree planting for which details of the species, size and location of each replacement tree shall be submitted to and approved in writing by the local Planning Authority.
12. Trees identified to be retained and any replacement tree(s) on the site, which die or are lost through any cause during a period of 5 years from the date of first planting shall be replaced in the next planting season.

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



2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2009-2010
*Raising economic prosperity
through partnership*



INVESTORS
IN PEOPLE



Hackberry Developments Ltd C/O Framptons FAO: Mr Peter Frampton Oriol House 42 North Bar Banbury Oxfordshire OX16 0TH	Date Registered Decision Date Issued Date	25 November 2009 24 February 2011 2 February 2012
--	---	---

Pelutz

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

13. Prior to any site clearance or movement on to the site, Heras type protective fencing shall be installed at a distance as defined in BS5837: 2005 'Trees in relation to construction' around all retained trees for the entire duration of the development. The fencing shall be secured with diagonal scaffold stays, notices to be attached to fencing - 'Protected Area - No operations within fenced area. The land so enclosed shall be kept clear of all contractors' materials and machinery at all times, as laid out in BS 5837: 2005
14. Details of any underground service and drainage routes, including the renewal of any existing underground service and drainage routes, breaching a Tree Rooting Zone shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the position, means of construction and depth of excavation in relation to those trees identified to be retained. All new service routes must adhere to NJUG Volume 4 (National Joint Utilities Group Publication Volume 4), unless otherwise agreed in writing by the Local Planning Authority. Thereafter such works shall only be carried out in accordance with the approved details.
15. No retained trees shall be lopped, felled or root pruned without the prior written consent of the Local Planning Authority.
16. Where trees and/or stumps are to be removed any retained trees shall not be used as anchorage for tree/stump removal

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



2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2009-2010
*Raising economic prosperity
through partnership*



INVESTORS
IN PEOPLE



Hackberry Developments Ltd C/O Framptons FAO: Mr Peter Frampton Oriol House 42 North Bar Banbury Oxfordshire OX16 0TH	Date Registered Decision Date Issued Date	25 November 2009 24 February 2011 2 February 2012
--	---	---

Refuz

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

17. No development shall be carried out until details of any materials storage area to be used during construction have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to commencement of any work on site and shall be retained until the completion of the development.
18. During demolition, site preparation and building operations no storage of materials, equipment or waste, nor passage of vehicles shall take place beneath the canopy of any retained tree.
19. Concrete mixing shall not be carried out within 10 metres of the canopy of any retained tree or its respective tree protection zone whichever is greater, and no storage of leachates/contaminants (petrol, diesel, cement, lime, unwashed sand or other toxic substances) shall be stored or discharged within 10 metres of a stem/trunk of any retained tree or its respective tree protection zone whichever is greater.
20. Before the development is commenced a plan showing all incidental amenity areas other than public open space to be provided within the development shall be submitted to and approved in writing by the Local Planning Authority. The incidental open space shall thereafter be provided in accordance with the approved details and thereafter retained for such purpose and no walls fences or other means of enclosure shall be erected on the incidental amenity areas.

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



2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2009-2010
*Raising economic prosperity
through partnership*



INVESTORS
IN PEOPLE



Hackberry Developments Ltd C/O Framptons FAO: Mr Peter Frampton Oriel House 42 North Bar Banbury Oxfordshire OX16 0TH	Date Registered Decision Date Issued Date	25 November 2009 24 February 2011 2 February 2012
--	---	---

Pefutz

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

21. Before the development commences a further bat survey shall be conducted by a suitably qualified and licensed ecologist during the months of May to September to assess the potential for bats using the buildings. Should the presence of bats be detected a programme of mitigation measures for their protection or safe relocation shall be put in place. The results from the survey and any proposed mitigation measures shall first be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development. Any necessary modification to the mitigation measures to meet the requirements of a European Protected Species License or as a result of any subsequent bat survey shall first be submitted to and approved in writing by the local planning authority. The development shall subsequently be implemented entirely in accordance with the approved details. Thereafter, unless otherwise agreed in writing by the local planning authority, any mitigation measures shall be permanently maintained and retained in accordance with the approved details.
22. No development shall take place within residential cell 2 until a further Great Crested Newts survey during the months of March to June to assess the presence of Great Crested Newts within the pond on site. Should Great Crested Newts be present a mitigation strategy for the protection of Great Crested Newts shall be put in place. The results from the survey and any proposed mitigation measures shall first be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development. The development shall subsequently be carried out in accordance with the approved mitigation strategy.

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



2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2009-2010
*Raising economic prosperity
through partnership*



INVESTORS
IN PEOPLE



Hackberry Developments Ltd C/O Framptons FAO: Mr Peter Frampton Oriol House 42 North Bar Banbury Oxfordshire OX16 0TH	Date Registered Decision Date Issued Date	25 November 2009 24 February 2011 2 February 2012
--	---	---

PeFuZ

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

23. Before any work is carried out within 30 metres of the broad leaf woodland areas to the site periphery a badger survey shall be carried out in May, June or July. The results of the survey together with a mitigation strategy, if necessary, for the protection of badgers during the construction works shall be submitted to and approved in writing by the Local Planning Authority prior to any work commencing on site. The development shall subsequently be carried out in accordance with the approved mitigation strategy.
24. No development shall take place within the residential cells until the parking facilities for the conference centre, sports centre and the school drop off have been provided in accordance with precise details to be submitted to and approved in writing by the Local Planning Authority.
25. Before the development is commenced a scheme showing connections through the site and to the surrounding area for all modes of transport shall be submitted to and agreed in writing with the Local Planning Authority and shall thereafter be implemented in accordance with that scheme.
26. No development shall commence until details of a scheme to mitigate the impact of the development at the A34/Yarnfield Lane junction which shall include layout design; Stage 1 Road Safety Audit and all associated engineering details has been submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details before the proposed development is brought into use.

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



2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2009-2010
*Raising economic prosperity
through partnership*



INVESTORS
IN PEOPLE



Hackberry Developments Ltd	Date Registered	25 November 2009
C/O Framptons		
FAO: Mr Peter Frampton	Decision Date	24 February 2011
Oriel House		
42 North Bar	Issued Date	2 February 2012
Banbury		
Oxfordshire		
OX16 0TH		

Peñúz

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

27. Prior to the commencement of development including demolition and site preparation works, a Construction Traffic management plan including routing of construction traffic shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out in accordance with the approved details.
28. 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.
29. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) BMW/325/FRA (October 2009) and the following mitigation measures detailed within the FRA:- Limiting the surface water run-off generated by the 100 year (plus 30% for climate change) critical storm by a minimum of 20% : Finished floor levels are set no lower than 150mm above surrounding ground levels: The drainage scheme shall contain the 100 year (plus 30% for climate change) critical rainfall event within the system.

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



2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2009-2010
*Raising economic prosperity
through partnership*



INVESTORS
IN PEOPLE



Hackberry Developments Ltd C/O Framptons FAO: Mr Peter Frampton Oriol House 42 North Bar Banbury Oxfordshire OX16 0TH	Date Registered Decision Date Issued Date	25 November 2009 24 February 2011 2 February 2012
--	---	---

PeFuZ

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

30. No development shall commence until a surface water drainage scheme for the each phase of the development, 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 scheme shall subsequently be implemented in accordance with the approved details before each phase is occupied. The scheme shall also include the results of infiltration testing and maintenance proposals for the lifetime of the development
31. No development shall commence until full details of the foul water drainage system has been submitted to and approved in writing by the Local Planning Authority and before the development is brought into use the foul water drainage system shall be provided in accordance with the approved details and thereafter retained.
32. No development shall take place until a scheme for the provision of Public Open Space to serve the development which includes Toddler, Junior and Youth provision and for the reinstatement of the football provision including the proposed sports pavilion has been submitted to and approved in writing by the Local Planning Authority along with a scheme for the phasing of the provision of the public open space and the development shall thereafter be implemented in accordance with the approved details.
33. The dwellings shall all achieve Level 2 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 2 has been achieved

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



2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2009-2010
*Raising economic prosperity
through partnership*



INVESTORS
IN PEOPLE



Hackberry Developments Ltd C/O Framptons FAO: Mr Peter Frampton Oriol House 42 North Bar Banbury Oxfordshire OX16 0TH	Date Registered Decision Date Issued Date	25 November 2009 24 February 2011 2 February 2012
--	---	---

Pefuz

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

34. No development shall commenced until a scheme of mitigation for protecting the proposed dwellings from noise from the Building Services Plant and Generator as outlined in Section 6 of the of the submitted Acoustic Report (Dated Nov 2009) has been submitted to and approved by the local planning authority and all works which form part of the scheme shall be completed before any dwellings are occupied and prior to the commencement of development on each phase details of the proposed design of the glazing and ventilation for the dwelling on that phase shall be submitted to and approved in writing by the Local Planning Authority. These proposals shall ensure that when combined with the noise mitigation approved to the plant that the noise level at the dwellings meet the levels set out in paragraph 6.1 of the submitted Acoustic Report (Dated Nov 2009) and shall be implemented in accordance with the approved details.
35. No external lighting shall be erected either on the building or on or within the site boundaries of the existing sports field without the prior written consent of the Local Planning Authority.
36. All development works approved by this permission, together with all deliveries to the site in connection with these works shall only take place between the hours of 08:00 and 18:00 on Mondays to Fridays inclusive and between 08:00 and 14:00 on Saturdays and not at all on Sundays and Bank Holidays.

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



2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2009-2010
*Raising economic prosperity
through partnership*



INVESTORS
IN PEOPLE



Hackberry Developments Ltd C/O Framptons FAO: Mr Peter Frampton Oriol House 42 North Bar Banbury Oxfordshire OX16 0TH	Date Registered Decision Date Issued Date	25 November 2009 24 February 2011 2 February 2012
--	---	---

Peñiz

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

37. No development shall take place unless and until details of facilities to be provided at the site for damping down and for road sweeping to prevent excessive dust have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be in place prior to the commencement of development works and shall be retained throughout all construction stages of the development.
38. No burning shall take place on the site during development.

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

1. The application has been made for outline permission 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. In order to manage the implementation of a large scale development.
5. In order to define the permission and to ensure that the development safeguards the openness of the North Staffordshire Green Belt. (Saved Policy E & D10 of the Stafford Borough Local Plan 2001)
6. In order to define the permission and to ensure that the development safeguards the openness of the North Staffordshire Green Belt. (Saved Policy E & D10 of the Stafford Borough Local Plan 2001)

Stafford Borough Council

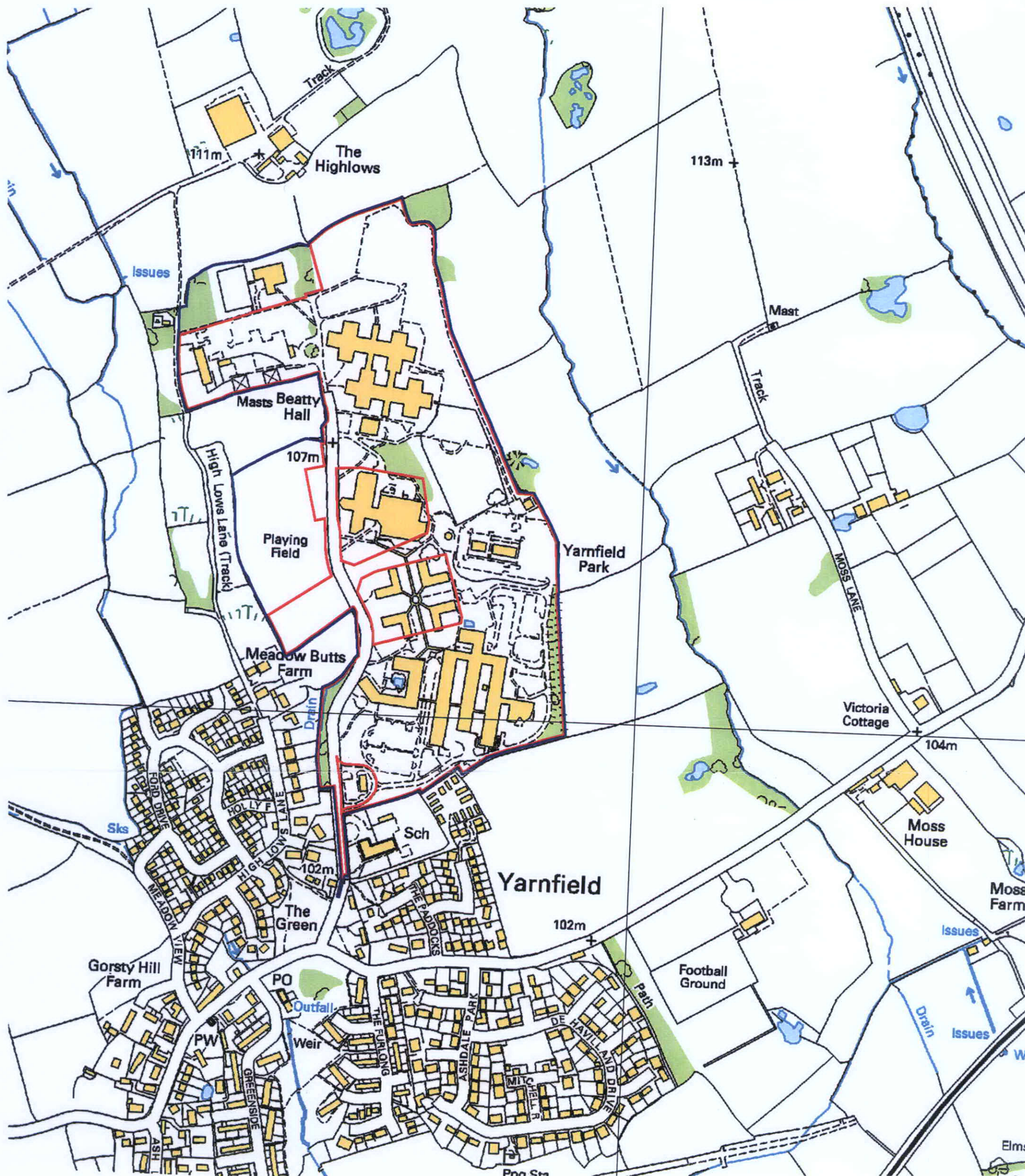
Civic Centre, Riverside, Stafford, ST16 3AQ, DX 723320, Stafford 7
TEL 01785 619 000 EMAIL info@staffordbc.gov.uk
WEB www.staffordbc.gov.uk



2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2009-2010
*Raising economic prosperity
through partnership*



INVESTORS
IN PEOPLE



Client
Hackberry Developments Ltd

Project
Yarnfield Park, Stone

Drawing
Location Plan

Date
September '09

Purpose
Planning

Scale
1:5000

Drawing Size
A3

All written/scaled dimensions and floor areas are subject to verification by Contractor(s) on site.

NORTH

Project No.	Drawing No.	Revision
318A01	001	

This drawing and design are © Copyright Malcolm Payne Group Limited. No reproduction or alteration is permitted.

Malcolm Payne Group Limited
174 Holiday Street, Birmingham B11 1TJ Tel: +44 (0)121 643 3159
email: info@malcolmpaynegroup.co.uk www.malcolmpaynegroup.co.uk

Architecture | Design | Conservation

malcolmpaynegroup

LOCATION PLAN



Cameron Homes Ltd
C/O MBD Architecture
74 Newcastle Road
Stone
Staffordshire
ST15 8LB

Date Registered 9 June 2014
Decision Date 24 September 2014
Issued Date 24 September 2014

TOWN AND COUNTRY PLANNING ACT 1990

Pa/uz

PERMISSION FOR DEVELOPMENT

Application No: 14/20464/REM
Proposed Development: Reserved matters application following grant of outline consent 13/19226/OUT
Location: Walnut Tree Farm Ash Lane Yarnfield
O. S. Reference: 386447 332329

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 a reserved matters application. The development shall be carried out in accordance with the outline permission 13/19226/OUT and in accordance with the following approved plans;

Location Plan OS Extract 13L89H
Pre Commencement Tree Protection Plan 2a
101
Soft Landscape Proposals - AE1423-01
100 B
External Works Layout 2095/06 D
Tree Survey Plan 1
13L89A A
13L89B A
13L89C A
13L89D A
13L89F A

and in accordance with the External Finishes Schedule unless alternative finishes are otherwise agreed in writing with the Local Planning Authority



Cameron Homes Ltd
C/O MBD Architecture
74 Newcastle Road
Stone
Staffordshire
ST15 8LB

Date Registered 9 June 2014
Decision Date 24 September 2014
Issued Date 24 September 2014

TOWN AND COUNTRY PLANNING ACT 1990

Ref: 12

PERMISSION FOR DEVELOPMENT

2. The development hereby approved shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.
3. Notwithstanding the provisions of condition 6 of the outline planning consent reference 13/19226/OUT, the vehicular parking and manoeuvring areas shown on drawing number 2095/06 D - 'External Works Layout (Planning)', shall be provided before any of the dwellings are occupied and thereafter retained.
4. 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.

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. 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).
4. To safeguard the character and appearance of the area (Policy N1h of The Plan for Stafford Borough).



Cameron Homes Ltd
C/O MBD Architecture
74 Newcastle Road
Stone
Staffordshire
ST15 8LB

Date Registered 9 June 2014
Decision Date 24 September 2014
Issued Date 24 September 2014

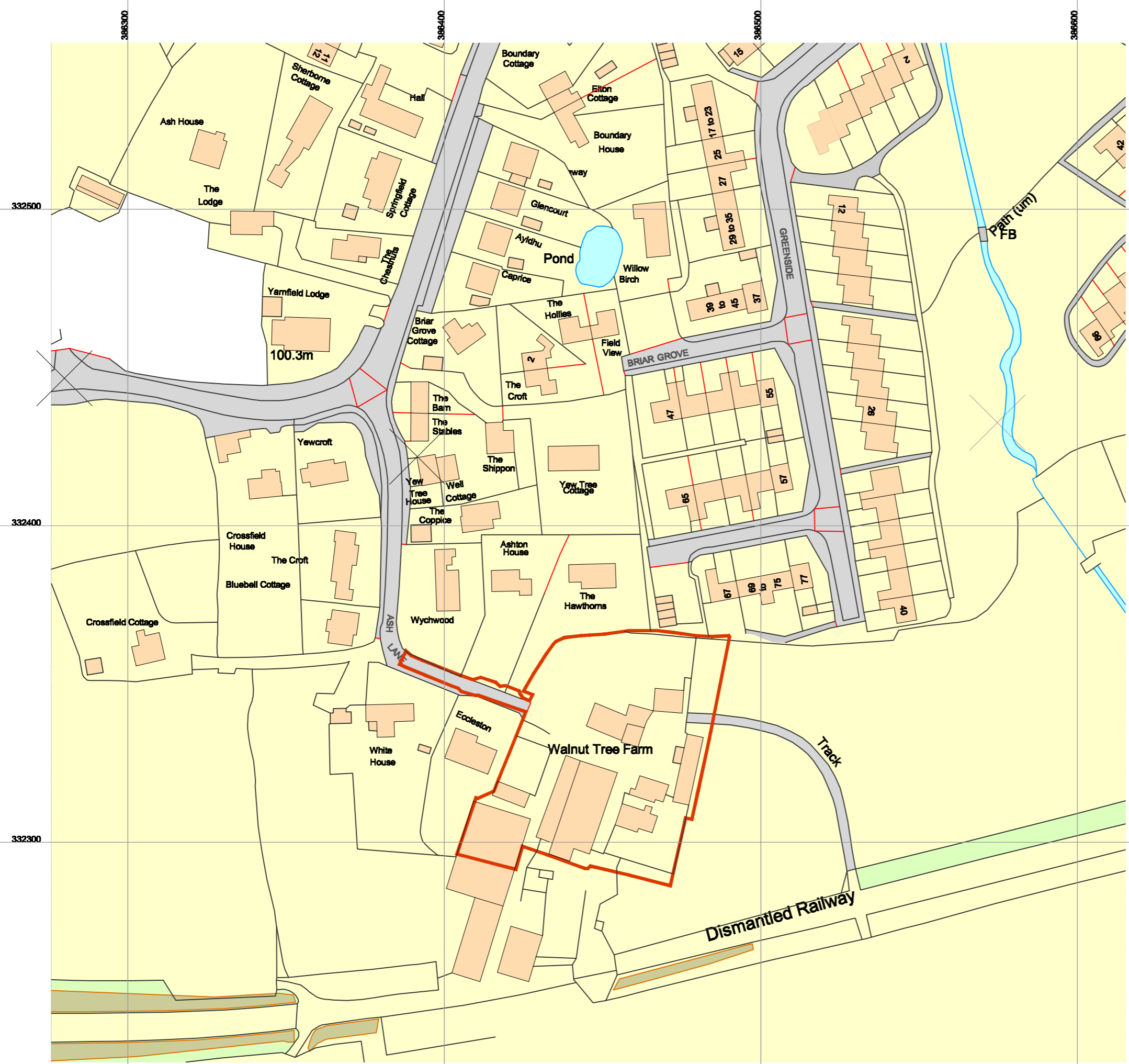
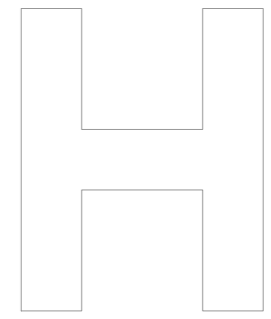
TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

INFORMATIVE(S)

- 1 The Local Planning Authority considers the proposed to be a sustainable form of development and therefore complies with the provisions of the National Planning Policy Framework.
- 2 That the applicant's attention be drawn to the comments of the Highway Authority, Severn Trent Water, Police Architectural Liaison Officer, Leisure and Culture Services, Environmental Health Officer, Borough Biodiversity Officer and the Education Authority in the documents accompanying outline application 13/19226/OUT.

Head of Planning and Regeneration
On behalf of the Council

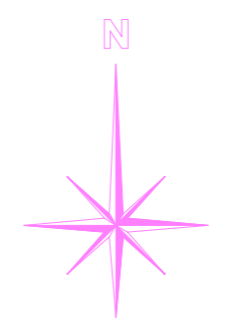


Ordnance Survey, (c) Crown Copyright 2010. All rights reserved. Licence number 100020449

LOCATION PLAN DRAWING NO. 13L89H SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING RELEVANT TO THE RESERVED MATTERS AND DISCHARGE OF CONDITIONS PLANNING APPLICATIONS

RESERVED MATTERS:
SOFT LANDSCAPE: ANNE EVANS Dwg No. AE1423-01 (subject to omission of extg shrubs Units 6 & 7)
HARD LANDSCAPE: WHITE RIDGE EXTERNAL WORKS Dwg. No. 2095/06 Rev. D
APPEARANCE AND SCALE: MBDARCHITECTURE LTD Dwgs No's 13L89 A TO D & F Rev's A

PLANNING CONDITIONS
5, 7 ROAD CONSTRUCTION: SEE LETTER 12/05/14
8 FOUL & STORM DRAINAGE: TRAVIS BAKER Dwg No. 14004/1 Rev.A
10 BAT & BIRD PROVISION: TRAVIS BAKER Dwg No. 14004/1 Rev.A
13 BIRD NESTING SEASON METHOD STATEMENT: ROY LEIGH ECOLOGY 11th April 2014
14 SOFT LANDSCAPE: ANNE EVANS Dwg No. AE1423-01 (subject to omission of extg shrubs Units 6 & 7)
14 HARD LANDSCAPE: WHITE RIDGE EXTERNAL WORKS Dwg. No. 2095/06 Rev. B
15, 16, 17 TREE SURVEY BS5837: PETER JACKSON Dwg. No. 1
15, 16, 17 TREE PROTECTION BS5837: PETER JACKSON Dwg. No. 2A
19 FLOOR AND GROUND LEVELS: TRAVIS BAKER Dwg No. 14004/1 Rev.A



revisions:
This drawing is the property of MBD Architecture Ltd. Copyright is reserved by them and the drawing is issued on the condition that it is not copied either wholly or in part without the consent in writing of MBD Architecture Ltd. Figured dimensions are to take preference over those scaled. All dimensions to be checked on site before commencement of any work or shop drawings. This drawing to be read in conjunction with the specification when a specification exists.

project:
DEVELOPMENT OF TEN TWO STOREY DWELLINGS

site:
WALNUT TREE FARM, ASH LANE, YARNFIELD, STAFFS

client:
CAMERON HOMES

MBD architecture
Architecture and Planning Consultants, Land Surveyors, CDM Coordinators
74 Newcastle Road
Stone Staffordshire ST15 8LB
Tel: 01785 814822 Fax: 01785 286587 Email: mbd@hda.co.uk

drawing:	LOCATION PLAN OS EXTRACT	scales:	1:1250
KEY TO OTHER DRAWINGS RELEVANT TO RESERVED MATTERS AND CONDITIONS	drawing number:	13L89H	rev: -
	date:	APRIL 2014	plot: A2/1:100



P J & M A Rhodes & Son
C/O MBD Architecture
74 Newcastle Road
Stone
Staffordshire
ST15 8LB

Date Registered 12 September 2013
Decision Date 12 December 2013
Issued Date 12 December 2013

TOWN AND COUNTRY PLANNING ACT 1990

Refuz

PERMISSION FOR DEVELOPMENT

Application No: 13/19226/OUT
Proposed Development: Erection of 10 detached 2 and 2.5 storey dwelling houses and ancillary works. Demolition of existing agricultural buildings and farm house
Location: Walnut Tree Farm Ash Lane Yarnfield
O. S. Reference: 386447 332325

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. Approval of the details of the landscaping (both hard and soft landscaping and boundary treatments) of the site, the scale and external appearance of the buildings (hereinafter called '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 three years from the date of this permission.
3. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.
4. Except insofar as may be otherwise required by other conditions to which this permission is subject the development shall be carried out in accordance with the following listed plans:

No. 13S15, 'OS Extract';
No. 13S15P01, 'Site Plan';

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



2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2009-2010
*Raising economic prosperity
through partnership*



INVESTORS
IN PEOPLE



P J & M A Rhodes & Son C/O MBD Architecture 74 Newcastle Road Stone Staffordshire ST15 8LB	Date Registered	12 September 2013
	Decision Date	12 December 2013
	Issued Date	12 December 2013

TOWN AND COUNTRY PLANNING ACT 1990

Peñuz

PERMISSION FOR DEVELOPMENT

- No. 13S15, 'House Type A';
No. 13S15, 'House Type B';
No. 13S15, 'House Type C';
No. 13S15, 'House Type D';
No. 13S15, 'House Type E'; and
No. 13S15, 'Topographical Survey'.
5. Before the proposed development is brought into use, details of a suitable transition feature/means of accommodating pedestrian movements from the existing footway along Ash Lane to the access road shall be submitted to and approved in writing by the local planning authority and thereafter be implemented in accordance with the approved plans.
 6. The vehicular parking and manoeuvring areas shown on Drawing No. 13S15p01 shall be provided before any of the dwellings are occupied and thereafter retained.
 7. Prior to the commencement of development, full road construction details, including longitudinal sections, and surface water outfall from the dwellings, roads, driveways and parking/turning areas shall be submitted to and approved in writing by the local planning authority with the development thereafter being constructed in accordance with the approved plans.
 8. The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

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



2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2009-2010
*Raising economic prosperity
through partnership*



**INVESTORS
IN PEOPLE**



P J & M A Rhodes & Son
C/O MBD Architecture
74 Newcastle Road
Stone
Staffordshire
ST15 8LB

Date Registered	12 September 2013
Decision Date	12 December 2013
Issued Date	12 December 2013

TOWN AND COUNTRY PLANNING ACT 1990

Pefutz

PERMISSION FOR DEVELOPMENT

9. All works, site works, demolition, construction and deliveries to the site shall only take place between the hours of 8:00am and 6:00pm Mondays to Fridays; 8:00 am to 2:00pm on Saturdays and not at all on Sundays or Bank Holidays.
10. No development shall commence until a scheme to install 2 Schwegler woodcrete bird boxes into appropriate locations in the development and bat bricks in the gables of 3 new buildings has been submitted to and approved in writing by the local planning authority. The approved scheme shall be carried out in accordance with a timetable to be agreed by the local planning authority. The scheme shall thereafter be retained as approved.
11. Any trenches or holes left open on the site during the construction phase shall be provided with a means of escape for badgers.
12. All building materials on the site during the construction period shall be stored on pallets.
13. Any works to trees to be undertaken during the bird-nesting season (March to August) shall not be undertaken until a method statement for the protection/avoidance of nesting birds has first been submitted to and approved in writing by the local planning authority. Once approved in writing by the local planning authority the method statement shall be fully adhered to.
14. Pursuant to condition 3 of this planning permission, the submission of landscaping 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

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



2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2009-2010
*Raising economic prosperity
through partnership*



INVESTORS
IN PEOPLE



P J & M A Rhodes & Son
C/O MBD Architecture
74 Newcastle Road
Stone
Staffordshire
ST15 8LB

Date Registered	12 September 2013
Decision Date	12 December 2013
Issued Date	12 December 2013

TOWN AND COUNTRY PLANNING ACT 1990

Pefuz

PERMISSION FOR DEVELOPMENT

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.

15. No trees, large shrubs or hedgerows shall be uprooted, felled, lopped, topped, or cut back in any way until a scheme has been approved in writing which 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.
16. 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.

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



2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2009-2010
*Raising economic prosperity
through partnership*



INVESTORS
IN PEOPLE



P J & M A Rhodes & Son
C/O MBD Architecture
74 Newcastle Road
Stone
Staffordshire
ST15 8LB

Date Registered 12 September 2013
Decision Date 12 December 2013
Issued Date 12 December 2013

TOWN AND COUNTRY PLANNING ACT 1990

PeFuZ

PERMISSION FOR DEVELOPMENT

(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.

17. 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

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



2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2009-2010
*Raising economic prosperity
through partnership*



INVESTORS
IN PEOPLE



P J & M A Rhodes & Son
C/O MBD Architecture
74 Newcastle Road
Stone
Staffordshire
ST15 8LB

Date Registered 12 September 2013
Decision Date 12 December 2013
Issued Date 12 December 2013

TOWN AND COUNTRY PLANNING ACT 1990

Refuz

PERMISSION FOR DEVELOPMENT

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.

18. Before the development commences the existing farm buildings and farmhouse indicated for removal shall be removed from the site
19. No development shall commence until full details of proposed ground levels and floor levels of the proposed building(s) have been submitted to and approved in writing by the Local Planning Authority.

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

1. The application has been made for outline permission 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 and in accordance with guidance contained in DCLG 's 'Greater Flexibility for Planning Permissions' guidance (October 2010) relating to applications for minor material amendments.

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



2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2009-2010
*Raising economic prosperity
through partnership*



INVESTORS
IN PEOPLE



P J & M A Rhodes & Son
C/O MBD Architecture
74 Newcastle Road
Stone
Staffordshire
ST15 8LB

Date Registered 12 September 2013
Decision Date 12 December 2013
Issued Date 12 December 2013

TOWN AND COUNTRY PLANNING ACT 1990

Ref: 12

PERMISSION FOR DEVELOPMENT

5. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10 of the Stafford Borough Local Plan 2001).
6. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10 of the Stafford Borough Local Plan 2001).
7. In the interests of the safety and convenience of users of the highway. (Saved LP Policy MV10 of the Stafford Borough Local Plan 2001).
8. 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 (Saved Policy E&D4 of the Stafford Borough Local Plan 2001).
9. To safeguard the occupiers of nearby residential properties from undue noise and general disturbance (Saved Policy E&D5 of the Stafford Borough Local Plan 2001).
10. To ensure adequate protection for protected species (Policy 109 of the National Planning Policy Framework).
11. To ensure adequate protection for badgers which are protected species (Policy 109 of the National Planning Policy Framework).
12. To ensure adequate protection for great crested newts which are protected species (Policy 109 of the National Planning Policy Framework).
13. In order to afford protection to any nesting birds for the site (Section 11 Conserving and Enhancing the Natural Environment of the National Planning Policy Framework).

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



2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2009-2010
*Raising economic prosperity
through partnership*



INVESTORS
IN PEOPLE



P J & M A Rhodes & Son
C/O MBD Architecture
74 Newcastle Road
Stone
Staffordshire
ST15 8LB

Date Registered 12 September 2013
Decision Date 12 December 2013
Issued Date 12 December 2013

TOWN AND COUNTRY PLANNING ACT 1990

PeFuiz

PERMISSION FOR DEVELOPMENT

14. In the interests of amenity and to ensure a satisfactory form of development (Saved Policy E&D1 of the Stafford Borough Local Plan 2001).
15. 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 of the Stafford Borough Local Plan 2001).
16. To safeguard the amenities of the local area and to protect the natural features that contribute towards this and that are important in the appearance of the development (Saved Policy E&D1 of the Stafford Borough Local Plan 2001).
17. To safeguard the amenities of the local area and to protect the natural features that contribute towards this and that are important in the appearance of the development (Saved Policy E&D1 of the Stafford Borough Local Plan 2001).
18. To ensure the satisfactory appearance of the development (Saved Policy E&D1 of the Stafford Borough Local Plan 2001).
19. To ensure the satisfactory appearance of the development. (Saved Policy E&D1 of the Stafford Borough Local Plan 2001).

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.

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



2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2009-2010
*Raising economic prosperity
through partnership*



**INVESTORS
IN PEOPLE**



P J & M A Rhodes & Son
C/O MBD Architecture
74 Newcastle Road
Stone
Staffordshire
ST15 8LB

Date Registered 12 September 2013

Decision Date 12 December 2013

Issued Date 12 December 2013

TOWN AND COUNTRY PLANNING ACT 1990

Pe/uz

PERMISSION FOR DEVELOPMENT

- 2 That the applicants' attention be drawn to the comments of the Highway Authority, Severn Trent Water, Police Architectural Liaison Officer, Leisure and Culture Services, Environmental Health Officer, Borough Biodiversity Officer and the Education Authority contained in the accompanying documents.

Head of Planning and Regeneration
On behalf of the Council

Stafford Borough Council

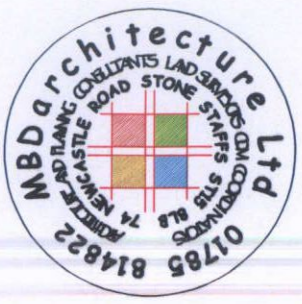
Civic Centre, Riverside, Stafford, ST16 3AQ, DX 723320, Stafford 7
TEL 01785 619 000 EMAIL info@staffordbc.gov.uk
WEB www.staffordbc.gov.uk



2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2009-2010
*Raising economic prosperity
through partnership*



INVESTORS
IN PEOPLE



RECEIVED
15 OCT 2013



scales 1:1250
dwg no. 13S15 OSE_{Extract}
OSE_{EXTRACT}



Ordnance Survey, (c) Crown Copyright 2010. All rights reserved. Licence number 100020449

Proposed Residential Development Walnut Tree Farm Yarnfield Staffordshire