



Mr Tavernor  
C/O Harris Lamb Planning  
Consultancy  
Mr Mark Alcock  
Grosvenor House  
75 - 76 Francis Road  
Edgbaston  
Birmingham  
West Midlands (Met County)  
B16 8SP

Date Registered 15 December 2014

Decision Date 27 April 2015

Issue Date 27 April 2015

#### TOWN AND COUNTRY PLANNING ACT 1990

#### REFUSAL OF PERMISSION FOR DEVELOPMENT

Application No: 14/21452/OUT  
Proposed Residential development (outline) with details of  
Development access off Green Road and Saltworks Lane  
Location Land At London Road End Of Green Road Weston  
Stafford  
O. S. Reference: 397799 326667

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

1. The proposed development is on a green field site adjacent to Weston. The Council can demonstrate a 5 year supply of housing land, including a 20% buffer. The Plan for Stafford Borough has demonstrated that for the plan period objectively assessed need can be fully met. Although a proportion of the Borough's housing provision is required at the Key Service Villages (12%) including at Weston, the amount of housing currently committed at this level of the hierarchy has exceeded this proportion. Approval of this application, therefore, would contribute towards a disproportionate amount of development taking place at a lower level of the sustainable settlement hierarchy. This would conflict with and undermine the development strategy set out in Spatial Principle 4 of the Plan for Stafford Borough.



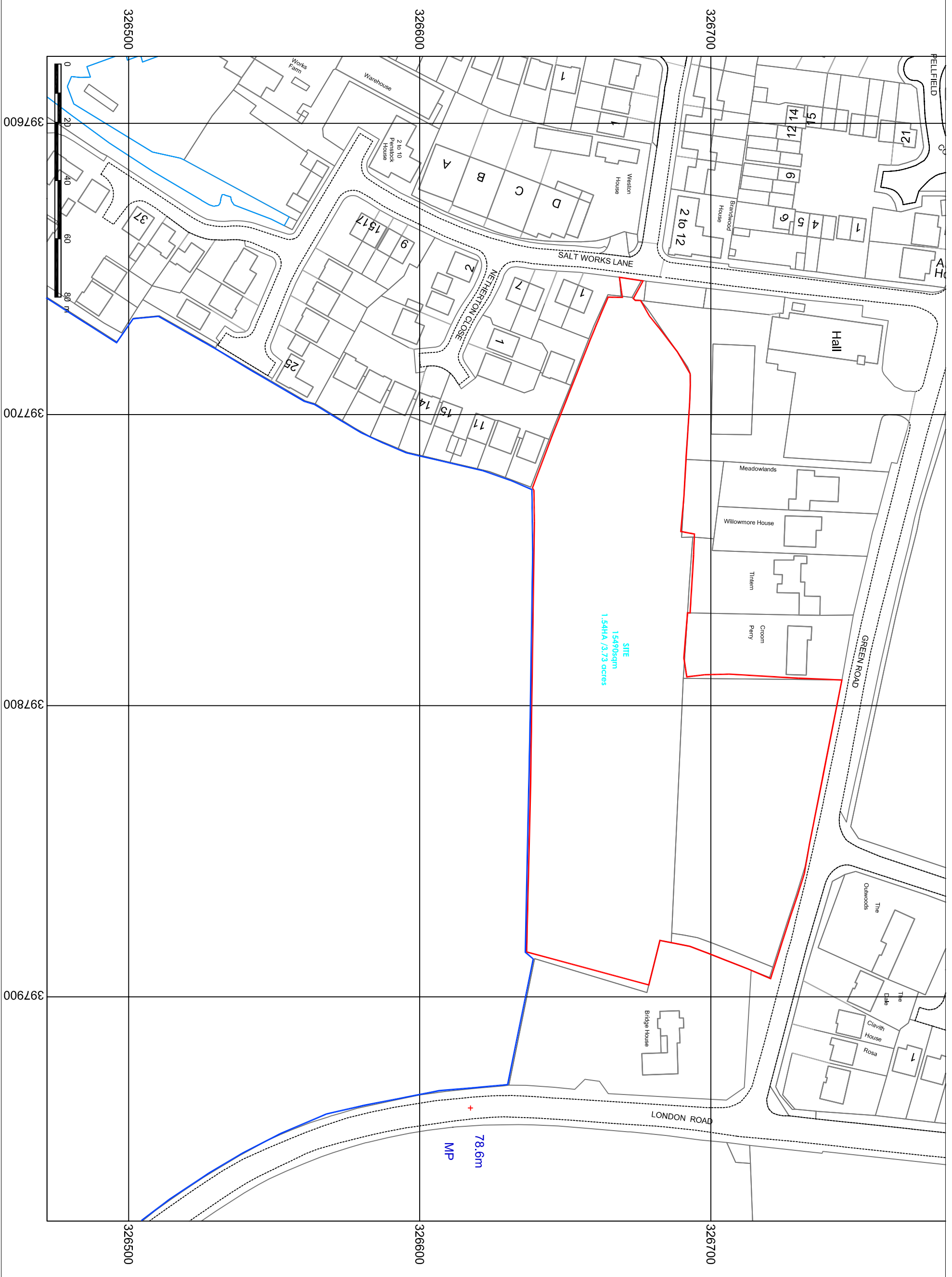
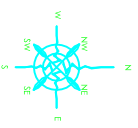
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2. Sufficient information has not been submitted to show the outfall and final destination of surface water runoff from the site and practical means for their provision. There is thus an apparent flood risk and the proposals are not sustainable development. This conflicts with Policies SP7 (j) and N2 of The Plan for Stafford Borough and paragraphs 17 and Section 10 of the National Planning Policy Framework

Head of Planning and Regeneration  
On behalf of the Council



Title : **GREEN ROAD WESTON STAFFORD -LOCATION PLAN**

This drawing is for indicative purposes only. All information contained on this drawing should be verified through proper survey.

Drawing Number: 4WA1407-SY-01  
Client: Harris Lamb  
Date: 10.11.2014  
Status: PLANNING

Prepared by: JW  
Scale: 1 : 1250 @ A3  
Revision : B  
Checked by : AWA