

**TOWN AND COUNTRY PLANNING ACT 1990
OUTLINE PERMISSION FOR DEVELOPMENT**

Date valid application received: 02/06/2011

Application No: P/2011/00547/CEH/PO

Name and address of Agent

Name and address of Applicant

Signet Planning
Strelley Hall
Main Street
Strelley Village
Nottingham
NG8 6PE

Peveril Homes
Beech Lawn
Green Lane
Belper
Derbyshire

EAST STAFFORDSHIRE BOROUGH COUNCIL in pursuance of powers under the above mentioned Act hereby **PERMITS**:

**Outline planning application for the erection of 12 self build dwellings
Land at Burton Road, Tutbury, Staffordshire**

in accordance with the submitted documents and plans and subject to the conditions(s) specified hereunder:

- 1 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of five years from the date of this permission.

Reason: To conform with Section 92 (2) of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall be begun before the expiration of one year from the date of the approval of the last reserved matter(s) to be approved.

Reason: To conform with Section 92(2) of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

- 3 Prior to the commencement of work on site plans and particulars of the layout, scale and appearance of the building(s) to be erected, the landscaping of the site (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with those details that have been approved in writing by the Local Planning Authority.

Reason: The application is in outline only and the Local Planning Authority wishes to ensure that these details which have not yet been submitted are appropriate for the locality.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans subject to compliance with other conditions of this permission:



Drawing No. 6640/P/OS2 Site Location Plan B dated as received on 19th May 2011

Reason: For the avoidance of doubt to ensure the development will not adversely affect the appearance of the locality, the amenities of neighbouring properties, or the safe and efficient use of the highway network in accordance with East Staffordshire Local Plan Saved Policies BE1, H6 and T1, the National Planning Policy Framework, and the East Staffordshire Design Guide.

- 5 Prior to the commencement of development in respect of each individual dwelling samples and details of all materials to be used externally shall be submitted to and approved in writing by the Local Planning Authority and the development shall only be carried out using the agreed materials.

Reason: To safeguard the character and appearance of the buildings and their surroundings in accordance with East Staffordshire Local Plan Saved Policies BE1 and H6 and the East Staffordshire Design Guide.

- 6 Prior to the commencement of development in respect of each individual dwelling details of boundary treatment, including materials, finishes, heights and sections (where there are changes in topography) shall be submitted to and approved in writing by the Local Planning Authority. The boundaries between new dwellings and the public realm shall consist of walls and/or railings. The boundary treatment shall be provided in accordance with the approved details prior to the first occupation of the dwelling to which it relates.

Reason: To safeguard the character and appearance of the locality and the amenities of adjoining properties in accordance with East Staffordshire Local Plan Saved Policies BE1 and H6 and the East Staffordshire Design Guide.

- 7 Prior to the commencement of any site works for the development in respect of each individual dwelling hereby approved details of all slab levels and any regrading proposed to the site shall be submitted to and approved in writing by the Local Planning Authority and the development shall only be carried out in accordance with those details so approved.

Reason: To ensure that the development does not adversely affect the amenities of adjoining properties and the character or appearance of the area in accordance with East Staffordshire Local Plan Saved Policies BE1 and H6 and the East Staffordshire Design Guide.

- 8 Prior to the commencement of development in respect of each individual dwelling a scheme for the disposal of foul and surface waters, to include sustainable drainage principles and the hydrological and hydrogeological context of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.

Reason: To ensure adequate drainage facilities are provided to serve the development, to reduce the risk of flooding, and to prevent pollution of the water environment as recommended by Severn Trent Water Limited and the Environment Agency in accordance with the National Planning Policy Framework.

- 9 Prior to the commencement of development in respect of each individual dwelling, details of



sustainability/energy saving measures, techniques and targets to be employed shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.

Reason: To ensure the development is sustainable and does not contribute unduly to climate change in accordance with the National Planning Policy Framework and the East Staffordshire Design Guide.

- 10 Prior to the commencement of development in respect of each individual dwelling details of access drives, parking and turning areas (including details of surfacing materials) shall be submitted to and approved in writing by the Local Planning Authority. The approved access drives, parking and turning areas shall be provided prior to the first occupation of the dwelling to which they relate and thereafter shall be made available at all times for their designated purposes.

Reason: As recommended by the Highway Authority in the interests of highway safety, and to ensure porous materials are used where appropriate to reduce the risk of flooding in accordance with East Staffordshire Local Plan Saved Policies T1 and T6 and the National Planning Policy Framework.

- 11 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the dwelling to which it relates or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that an approved landscaping scheme is implemented in a speedy and diligent way and that initial plant losses are overcome in the interests of the visual amenities of the locality in accordance with East Staffordshire Local Plan Saved Policy BE1, and the East Staffordshire Design Guide.

- 12 The development hereby permitted shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) dated April 2011 Ref. P119 Tutbury FRA 3 undertaken by Armstrong Stokes and Clayton Limited and the following mitigation measures detailed within the FRA:

Limiting the surface water run-off generated by all events up to the 100 year plus 30% residential (for climate change) critical rain storm so that it will not exceed the run-off from the undeveloped site, and not increase the risk of flooding off-site.

Reason: As recommended by the Environment Agency to ensure that there is sufficient storage and disposal of surface water from the site to reduce the risk of flooding in accordance with the National Planning Policy Framework.



Informative(s)

- 1 The applicant is advised to note and act upon as necessary the comments of the Environment Agency as set out in the attached letter dated 28th June 2011.
- 2 The applicant is advised that in complying with Condition 5 above, details of the proposed materials should be submitted in writing to the Local Planning Authority, with any correspondence including notification of the date on which samples will be made available on-site.
- 3 The conditions identified below require details to be approved before commencement of the development.

Condition No(s) 5, 6, 7, 8, 9 and 10

This means that a lawful commencement of the approved development/works cannot be made until the particular requirements of the 'prior to commencement' conditions have been met.

As from 6th April 2008 requests for confirmation of compliance with planning conditions requires a payment of a fee to the Local Planning Authority. The fee chargeable by the authority is £85 per request (or £25 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house). The fee must be paid when the request is made. Any number of conditions can be included for each request.

Payment can be made by cheque or card only. If you wish to pay by credit or debit card (1.6% administration charge for credit cards) please telephone 01283 508606.

Although we will endeavour to discharge all conditions within 21 days of receipt of your written request, legislation allows the Local Planning Authority a period of 8 weeks, and therefore this timescale should be borne in mind when programming development.

- 4 The applicants are advised to note and act upon as necessary the comments of the Highway Authority as set out in the Form X dated 15th September 2011.
- 5 The decision to grant permission has been taken having regard to the policies and proposals in the Development Plan and to all relevant material considerations, and for the following reason(s) :

The proposal constitutes development of a sustainable Greenfield Site which it is appropriate to release at this stage based on the fact that at the time of the Committee resolution to permit there was an absence of a 5 year supply of suitable and deliverable Brownfield housing sites. Subject to compliance with the submitted supporting documentation and recommended conditions, the proposal will not detrimentally affect the character or appearance of the surrounding area, will not prejudice the safe or efficient use of the highway network, will not unacceptably harm protected species or their habitats, and will not unacceptably harm the amenities enjoyed by the occupiers of nearby dwellings. As part of the overall wider development to which it is related the scheme will make a positive contribution to the social, economic, recreational and wildlife value of the village. The proposal therefore accords with the National Planning Policy Framework, Saved Policies BE1, H6, H12 and T1 of the East Staffordshire Local Plan, the East Staffordshire Design Guide, the



Policy Statement on Brownfield and Greenfield Land Release, and the Open Spaces and Parking Standards Supplementary Planning Documents.

This consent is given in pursuance of the relevant Planning Legislation and does not entitle you to do anything for which the consent of some other landowner, person, public authority, or department of the Council is required.

Dated 10th May 2012

Signed *f. Roebuck*



GENERAL DEVELOPMENT PROCEDURE ORDER 1995

PART 2

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

East Staffordshire Borough Council
Development Control
Grain Warehouse (6) Derby Street
Burton-on-Trent
Staffordshire
DE14 2JJ

Our ref: UT/2011/109314/01-L01
Your ref: P/2011/00546/CEH
Date: 28 June 2011

FAO Charlotte El Hakiem

Dear Madam,

ERECTION OF 212 DWELLINGS AND ASSOCIATED GARAGES, ERECTION OF 14 INDUSTRIAL UNITS AND A COMMUNITY BUILDING AND THE PROVISION OF PUBLIC OPEN SPACE, ALLOTMENTS AND A SPORTS PITCH, INCLUDING THE FORMATION OF TWO VEHICULAR ACCESSES

LAND AT BURTON ROAD TUTBURY STAFFORDSHIRE

Thank you for referring the above application which was received on 2 June 2011.

The Agency has no objections, in principle, to the proposed development but recommends that if planning permission is granted the following planning conditions are imposed and comments taken into account:

Flood Risk

CONDITION

Development shall not begin 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 scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall include:

- **Limiting the surface water run-off generated by all events up to the 100**

year plus 20% commercial (for climate change), 30% residential (for climate change) critical rain storm.

- **Provision of surface water run-off attenuation storage on the site to accommodate the difference between the allowable discharge rate and all events up to the 100 year plus 20% commercial (for climate change), 30% residential (for climate change) critical rain storm.**
- **design calculations for the above**
- **confirmation of infiltration tests carried out in accordance with BRE Digest 365**
- **provision of SUDs in the form of ponds, swales and underground storage. Permeable paving where appropriate.**
- **agreement of discharge points and discharge rates from relevant land owners/authorities**
- **details of how the scheme shall be maintained and managed after completion**

Reason

To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

Environment Agency position

The proposed development will only be acceptable if the following measure(s) as detailed in the Flood Risk Assessment Ref: P119 Tutbury FRA3 dated April 2011 submitted with this application are implemented and secured by way of a planning condition on any planning permission.

CONDITION

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within:

(paragraphs 2.4.3 & 3.4.11) Limiting the surface water run-off generated by all events up to the 100 year plus 20 % commercial (for climate change), 30% residential (for climate change) critical rain storm so that it will not exceed the run-off from the undeveloped site, and not increase the risk of flooding off-site.

Reason

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

INFORMATIVES:

We have looked through the ECUS; Tutbury, Staffordshire, Ecological Assessment, Feb 2010 ref P-2011-00546;

The recommendations from the above report should be implemented to ensure that the proposed development does not have an adverse impact on Biodiversity .

We recommend that the Local Planning Authority require a development of this scale to deliver a significant number of Biodiversity enhancements. The application has been supported by the ECUS; Tutbury, Staffordshire, Habitat Enhancement and Management Strategy, Nov 2011 ref P-2011-00546 which provides specifications for delivering Biodiversity enhancements.

The Agency requests that the following recommendations should be attached as a note

to any planning permission which may be granted:

- We advise that the Environmental Health Officer from the Local Authority is contacted for their comments on risks to human health.
- The Environment Agency recommends the installation of fittings that will minimise water usage such as low, or dual, flush WC's, spray taps and economical shower-heads in the bathroom. Power showers are not recommended as they can consume more water than an average bath. Water efficient versions of appliances such as washing machines and dishwashers are also recommended. In the gardens consider installing water butts to provide a natural supply of water for plants. Following the above recommendations will significantly reduce water consumption and associated costs when compared to traditional installations, reducing the cost to the environment and the householder.
- The Agency also recommends that any landscaping as part of a development incorporates planting during autumn or spring to encourage deep rooting. When planting choose dry weather tolerant plant species and also use water retaining granules or mulches. Contact the government's free Envirowise helpline on 0800 585 794 (www.envirowise.gov.uk) for further information and advice on water and energy saving ideas.
- Reducing water consumption also has the knock-on effect of reducing carbon emissions - water companies use energy to collect, treat and supply water and to subsequently treat waste water. If less water is used then less energy is expended providing it and there is less waste water to treat. Simple demand management measures – particularly those which reduce hot water use – therefore have significant potential to not only save water and energy, but also to reduce the carbon footprint throughout the water system.
- The increased amount of waste water and sewage effluent produced by the new development will need to be dealt with to ensure that there is no detriment in the quality of the water courses receiving this extra volume of treated effluent. There must also be available capacity within the sewerage infrastructure (foul sewerage network and receiving sewage treatment works) in order to accommodate this flow BEFORE any development is occupied. As such there may be a requirement for the expansion and upgrading of current sewage treatment systems, if the volume of sewage requiring treatment within the district increases and this should be discussed fully with Severn Trent Water Ltd at the earliest opportunity.
- Any new sewerage infrastructure would not be allowed to contain storm overflows (CSO's or EO's) - therefore the surface water and foul elements should be separate - this would then enable the re-use of the 'clean' surfacewater element for water features, toilets etc. There must be no increase in discharge quantity or deterioration in discharge quality from existing storm overflows (combined storm overflows) downstream of any new development.
- It is also imperative that adequate consideration be given to the watercourses themselves at all times (including those directly and indirectly affected by this development - on- and off-site, pre- and post-construction). No deterioration in water quality should be allowed (no deterioration from current status is allowed

under the Water Framework Directive). The Water Framework Directive requires all waterbodies to achieve 'Good Ecological Status or Potential' by 2015. More information on the Water Framework Directive can be found in the Humber River Basin Management Plan published on 22 December 2009 on our web site at www.environment-agency.gov.uk/wfd. On page 6 of the main document you will find the principal requirements placed on member states which includes the prevention of deterioration in the status of aquatic ecosystems, their protection and the need to improve the ecological condition of waters.

- **Advice to applicant**

Should this proposal be granted planning permission, then in accordance with the waste hierarchy, we wish the applicant to consider reduction, reuse and recovery of waste in preference to off site incineration and disposal to landfill during site construction.

- **Advice to applicant**

If any controlled waste is to be removed off site, then site operator must ensure a registered waste carrier is used to convey the waste material off site to a suitably authorised facility.

If the operator wishes more specific advice they will need to contact the Environment Management Team at our Stafford offices on 01785 782511 or look at available guidance on our website www.environment-agency.gov.uk/subjects/waste/

- **Advice to applicant**

The Duty of Care regulations for dealing with waste materials are applicable for any off-site movements of wastes. The developer as waste producer therefore has a duty of care to ensure all materials removed go to an appropriate licensed disposal site and all relevant documentation is completed and kept in line with regulations.

- **Advice to applicant**

In England, it is a legal requirement to have a site waste management plan (SWMP) for all new construction projects worth more than £300,000. The level of detail that your SWMP should contain depends on the estimated build cost, excluding VAT. You must still comply with the duty of care for waste. Because you will need to record all waste movements in one document, having a SWMP will help you to ensure you comply with the duty of care.

Further information can be found at <http://www.netregs-swmp.co.uk>

Site design should aim to minimise waste arisings and facilitate the sustainable management of waste throughout the whole life of the development ('cradle-to-cradle' design). This should include the construction phase but will also mean considering the design of buildings and supporting infrastructure with respect to their future repair and eventual demolition in the selection of construction mechanisms and materials, and the design of communities and supporting services to encourage and enable communities to follow the waste hierarchy – reduce, re-use, recycle, recover, with landfill as the last resort.

- Waste produced by the development will need to be managed sustainably, and the ability of existing waste management infrastructure to accommodate additional waste arisings resulting from the development needs to be established, the local authority will be able to advise the applicant further regarding this.

Specifically the development should:

- Ensure the design and layout supports sustainable waste management.
- View waste as a resource.
- Take an integrated approach to waste/resource management.
- Seek solutions that provide multiple benefits, including contributing to 'zero carbon' development.
- Ensure adequate interior and exterior storage space and give thought to spatial issues for waste collection
- Ensure that there is suitable provision for recycling in public spaces.
- Carefully consider novel 'in house' systems for segregation (and collection) of materials, if appropriate and in consultation with the local authority.
- Aim to reduce transport-related emissions resulting from waste management (e.g. by managing waste close to the source where it was produced as far as possible and by considering routing of waste collection vehicles at the design stage).

Waste management should be considered alongside other spatial planning concerns such as transport, housing, economic growth, natural resources and regeneration, recognising the positive contribution that waste management can make to the development of sustainable communities.

Finally, in order for the Agency to monitor its effectiveness in influencing the determination of planning applications, a copy of the decision notice (including conditions) for this application would be appreciated.

Yours faithfully

Mr James Kitchen
Team Leader - Planning Liaison

If you have any questions regarding the above information please contact Sarah Victor
Tel. 01543 404880.



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

To: East Staffordshire Borough Council
Development & Regeneration
The Maltsters - Wetmore Road
Burton Upon Trent
Staffordshire
DE14 1LS

Applicant: PEVERIL HOMES

Address: BEECH LAWN
GREEN LANE
BELPER
DERBYSHIRE
DE561BY

Application Type: FULL

Application Number: ES2011/546

Date Received: 12-SEP-2011

Road Number: D3446

Officer: Alistair Bishop

Date: 15-SEP-2011

Particulars of Development:

ERECTION OF 212 DWELLINGS AND ASSOCIATED GARAGES, ERECTION OF 14 INDUSTRIAL UNITS AND A COMMUNITY BUILDING AND THE PROVISION OF PUBLIC OPEN SPACE, ALLOTMENTS AND A SPORTS PITCH, INCLUDING THE FORMATION OF TWO VEHICULAR ACCESSSES. (ADDITIONAL INFORMATION RECD 10/08/2011)

Location of Development:

LAND AT BURTON ROAD, TUTBURY.

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 commenced until full details of the following highway works and programme of phased implementation have been submitted to and approved in writing by the local Planning Authority which shall include construction, surface water drainage and street lighting details :-

(i) Priority junction and ghost right turn facility on the A511 as broadly indicated on submitted Drawing No. F09049/06;

(ii) Priority junction and new footway/cycleway between the site access and Iron Walls Lane as broadly indicated on submitted Drawing No. F090049/05/A;

(iii) Notwithstanding the details shown on submitted Drawing No. 6640/P/02 H details of the localised widening of Green Lane to 5.5m across the site frontage in the vicinity of Plots 57-59 and a vehicle access to Plots 57-61 constructed as a dropped crossing to a standard including a width of 5.0m.

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

2. 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 satisfactory means of draining roads to an acceptable outfall which shall thereafter be constructed in accordance with the approved drawings.

3. The development hereby permitted shall not be brought into use until the parking and servicing areas remaining private have been provided in accordance with approved Drawing No. 6640/P/02 H.

4. The development hereby permitted shall not be commenced until details of surface water drainage including outfall for those areas to remain private have been submitted to and approved in writing by the local Planning Authority. The drainage works shall thereafter be constructed in accordance with the approved details prior to the development first being brought into use.

5. The development hereby permitted shall not be brought into use until details of weather-proof / secure cycle storage facility for use by the commercial element of the development have been submitted to and approved in writing by the local Planning Authority. The facility shall thereafter be provided in accordance with the approved details and be completed prior to first occupation and be retained as such for the life of the development.

6. The development hereby permitted shall not be commenced until full details of a landscaping scheme designed to contain vehicle speeds along the spine road to a 20MPH design speed has been submitted to and approved in writing by the local Planning Authority. The landscaping shall thereafter be provided and maintained as such for the life of the development.

7. Notwithstanding the location shown on submitted Drawing 6640/P/02 H no development shall be commenced until details of the public transport facilities within the site indicating the following have been submitted to and approved in writing by the local Planning Authority.

(i) The bus stops outside Plot 166 relocated to adjacent Plots 178/179 with details of a linking footway and hard standing provided to the southbound bus stop.

(ii) Details of Bus Stop construction including hardstanding, raised kerbs and shelter.

The facilities shall thereafter be provided in accordance with the approved details and be completed prior to first occupation and be retained as such for the life of the development.

8. Prior to the occupation of any dwelling in Phases 2, 3, or 4 the spine road between the Burton Road and the A511 site accesses shall be completed.

Reason for Recommendation

1-8 In order to comply with the Staffordshire and Stoke-on-Trent Structure Plan Policy - T13 and East Staffordshire Borough Council Policies T1, T7 and T8.

Informative Note(s) to be included on Decision Notice

A. This Form X is issued on the assumption that the developer enters into a Section 106 Agreement to secure the following necessitated by the proposed development:-

(i) A Framework Travel Plan covering the Commercial and Residential parts of the development containing targets and remedies. The developer will need to secure a Monitoring Fee of £6,200 for the Travel Plan.

(ii) A Maintenance Management Company for those communal areas including open space and parking courts within the residential development to remain privately maintained.

(iii) The provision of a Bus Service into the development serving Burton-on-Trent and Uttoxeter with a 30 minute frequency increasing to 20 minute frequency between the hours of 07:00 to 08:30 and 17:00-18:30. The Bus Service will run along the spine road between the Burton Road and A511 site accesses. The service shall be provided for a minimum period of 5 years commencing upon the occupation of the 68th dwelling within the development.

B. Condition 1 above requiring off-site highway works shall require a Major Works Agreement with Staffordshire County Council and the applicant is therefore requested to contact Staffordshire County Council in respect of securing the agreement. The link below provides a further link to a Major Works Information Pack and an application form for the Major Works. Please complete and send to the address indicated on the application form which is Staffordshire County Council at Network Management Unit, Riverway, Stafford, ST16 3TJ (or e-mail to nmu@staffordshire.gov.uk) <http://www.staffordshire.gov.uk/transport/staffshighway/licenses/>

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

Notes to the Planning Officer (Charlotte el Hakeim)

A. It is noted from submitted Drawing No. P119/200/P that the footways are in part divorced from the carriageway indicating areas of soft landscaping such as verge. In order to secure the effective maintenance of such areas the Highway Authority of SCC is not opposed to the maintenance being undertaken by the Borough Council under a license as part of the Public Open Space Maintenance Programme to ensure an efficient and regular maintenance as agreed at the Meeting held 25 August 2011.

B. With respect to the construction of the new site access to the A511 it is noted that an existing field access is located opposite the new junction/right turn facility on the eastern side of the A511. The Highway Authority would request that the applicant considers works to permanently close this access with the crossing reinstated as verge / full height kerbs as part of the proposed highway works.

C. The Local Planning Authority should consider a suitably worded condition to ensure pedestrian access to the LEAP from the public highway. It is noted from submitted Drawing No. 6640/P/02 H that the attenuation pond and drainage ditch may preclude access to the LEAP. The Highway Authority would suggest that an additional footpath is provided from the adoptable highway across the drainage ditch into the LEAP.

D. The Home Zone area provided on the scheme depends on the approval of the Statutory Undertakers agreeing to the installation of their apparatus within the shared surface.

E. With regard to the location of the Bus Stops shown on submitted drawing 6640/P/02 H the bus stops adjacent to Plot 166 will need to be relocated clear of the bend and the bus stand provided in a suitable material linking to the footway.

F. With regard to Condition 6 above, details of a landscaping scheme for the Spine road is requested in order to ensure that the forward visibility along the link is reduced in order to contain vehicular speed to 20MPH in accordance with the guidance contained within The Manual for Streets.

G. With regard to the turning head adjacent Plot 182 it would be advisable to lengthen the turning head adjacent to Plot 182 in order to accommodate the swept path of a refuse collection vehicle.

H. Further to recommended Condition 8 above, it is noted that the development is to be built out in phases. It is essential for the successful operation of the bus service that the spine road carrying the bus route is completed.

**for Deputy Chief Executive and Director of Place
on behalf of Staffordshire County Council
as Highway Authority**

