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Planning and Affordable Housing Statement

Land at Tatenhill Lane, Branston

Full application for the erection of 55 new homes on behalf of Lioncourt Homes

September 2017

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Appendix 1 – Outline Application Reference P/2017/00263 Decision Notice 7th April 2014

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Report Reference: 17.175

Date: September 2017

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1. Introduction

- 1.1 Lioncourt Homes have instructed Cerda Planning Ltd to prepare a supporting Planning and Affordable Housing Statement to accompany their full application for Land at Tatenhill Lane, Branston.
- 1.2 The application is for 55 new homes including details of access, internal roads, landscaping, and open space provision.
- 1.3 These details, which make up the full application submission, are the same as those submitted under the current reserved matters application reference number P/2017/00263.
- 1.4 This statement is to be read in conjunction with a number of supporting reports which cover matters such as ecology, arboriculture, highways and drainage.
- 1.5 This statement looks at the characteristics of the site, previous planning history and current National and Local Planning Policy.
- 1.6 The document concludes that the details submitted with this full application meet the requirements and aspirations of the Local Planning Authority and represents high quality sustainable development.

“At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as the golden thread running through both plan making and decision taking.”

(Paragraph 14 of the National Planning Policy Framework).

2. Site Description and Context

- 2.1 The application site extends to some 2.66 hectares.
- 2.2 The site is made up of an area of open agricultural grass land together with the curtilage of existing detached bungalows at 78 and 80 Tatenhill Lane.
- 2.3 The site is bound to the northwest by the Trent and Mersey Canal, and Branston Water Park lies to the south of the site.
- 2.4 Tatenhill Lane itself, flanked by existing dwellings and their private rear garden areas, abut the site to the northeast; with open land and open countryside beyond to the southeast of the site.
- 2.5 The site is located close to the Branston interchange on the A38. Convenient access can be gained to Burton on Trent with its associated services and facilities, including employment opportunities.



Site location plan

- 2.6 The site is well connected for pedestrians and cyclists utilising an existing network of footpaths which provide access to local shops, schools and other services within Branston.
- 2.7 The canal towpath similarly provides access for pedestrians and cyclists to access formal and informal space surrounding the site including the play areas provided at Branston Water Park.

3. Application Background

- 3.1 An outline application (reference P/2013/01160) for the erection of up to 55 dwellings, including the demolition of 78 and 80 Tatenhill Lane to facilitate the creation of a new access (including details of access and site layout with all other matters reserved), was considered by East Staffs Planning Committee on the 16th December 2013.
- 3.2 Officers recommended that the application be approved subject to the signing of a Section 106 agreement and compliance with a number of safeguarding conditions.
- 3.3 The Section 106 obligations encompass the provision of 15% of the new homes as affordable housing; financial contribution towards education provision; sustainable urban drainage systems, open space and wildlife features (management and maintenance contributions), contributions towards off site play equipment and National Forest.
- 3.4 A decision was subsequently issued on 7th April 2014.
- 3.5 A copy of the outline decision notice is attached at Appendix 1.
- 3.6 The reserved matters (application reference P/2017/00263) pursuant to the outline were submitted on 31st March 2017 in accordance with the requirements of condition 1 of the outline permission.
- 3.7 This application is currently being considered by the Council.
- 3.8 The optimal reserved matters layout differed slightly from the siting details approved at the outline stage. Lioncourt Homes sought to regularise the marginal differences through the submission of a non-material amendment application. The Council, however, invited a full application acknowledging the lawful fall back position secured by the outline and reserved matters submissions set out above.
- 3.9 This full planning application is therefore exactly the same in all respects to the current reserved matters application.
- 3.10 Prior to this approval a number of applications were submitted for residential development at the site,

including application reference P/2010/01245 – an outline application for the erection of up to 28 dwellings, including the demolition of 54 Tatenhill Lane to facilitate the creation of a new access.

- 3.11 This application was also approved on 24th October 2011. No reserved matters were submitted and this consent has now expired.

4. Planning Policy Framework

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides a legal framework for planning decisions. This section requires that where making any determination under the Planning Act, regard is to be had to the development plan and the determination should be made in accordance with the Plan unless material considerations indicate otherwise.
- 4.2 The Government's approach is set out in the National Planning Policy Framework adopted 2012. The Framework should be seen in the wider context of the Government's objectives to simplifying the planning system in England and to encourage sustainable economic and housing growth.
- 4.3 At the heart of the NPPF is the need to achieve sustainable development. Paragraph 7 makes it clear that there are three dimensions to sustainable development; an economic role contributing to building a strong responsive and competitive economy; social role supporting strong vibrant and health communities; and an environmental role contributing to protecting and enhancing our natural, built and historic environment.
- 4.4 Paragraph 27 sets out the 12 core planning principles which are that planning should:
- Be Genuinely Plan-led; not simply be about scrutiny;
 - Proactively drive and support sustainable economic development to deliver the development the country needs. Every effort should be made to objectively identify and then meet housing, business and other development needs in an area;
 - Seek to secure high quality design and good standards of amenity;
 - Take account of the difference between urban areas including protection of Green Belt and the countryside around them;
 - Support the transition to a low carbon future;
 - Conserve and enhance the natural environment;
 - Encourage effective use of land;
 - Promote mixed use development;

- Conserve heritage assets;
- Actively manage patterns of growth to make the fullest possible use of sustainable transport modes; and
- Support local strategies to improve health, social and cultural well-being for all.

4.5 In seeking to build a strong competitive economy Paragraph 19 states that the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth and the planning system should operate and encourage not act as an impediment to sustainable growth. Consequently, significant weight should be placed on the need to support economic growth through the planning system. The construction and provision of new homes should be seen as integral to the country's economic growth.

4.6 In relation to design, the Government attaches great importance to the design of the built environment. It stresses that good design is a key aspect of sustainable development. It is indivisible from good planning, and should contribute positively to making places better for people (Paragraph 56).

4.7 More specifically it states that proposals should aim to ensure that developments (Paragraph 58):

- Function well over the lifetime of the development;
- Establish a strong sense of place;
- Optimise the potential of the site to accommodate developments;
- Respond to local character and history;
- Create safe and accessible environments; and
- Are visually attractive.

4.8 The NPPF acknowledges at Paragraph 61 that although the appearance and architecture of buildings is an important factor, it is not the only quality of good inclusive design. It advocates that decisions and therefore the proposals should address the connection between people and places and the integration of new development into the natural built and historic environment.

4.9 Paragraph 69 refers to promoting healthy and inclusive communities and that it should be a key aim in new development. It states that decisions should aim to

achieve places which promote opportunities for meetings between members of the community who might not otherwise come into contact with each other. It reads on to guide that places should aim to be safe and accessible and environments/developments that do not undermine the quality of life or community cohesion.

2) Planning Practice Guidance (adopted March 2014)

- 4.10 The Planning Practice Guidance (PPG) is a live working document. It offers further detail and expands upon the Framework's policies whilst offering further guidance on key points such as design.

3) Local Planning Policy

- 4.11 The East Staffordshire Local Plan (2012 – 2031) was adopted on 15th October 2015. Policies set out below are relevant to the determination of this application:-
- 4.12 SP16 – Meeting Housing Needs outlines that residential developments in main towns and strategic villages will provide an appropriate mix of dwellings in line with the mix, provided in that part of the Borough. The policy further states residential development elsewhere in the Borough will provide a mix of dwellings to best meet local needs according to housing needs survey.
- 4.13 SP17 – Affordable Housing states residential development of 4 or more dwellings or on a site of 0.14 hectares or above shall provide affordable housing. The affordable housing required from a particular scheme will be an amount that is evidenced by an applicant to be viable.
- 4.14 SP24 – High Quality Design outlines that development proposals must contribute positively to the area in which they are located helping to create a sense of place and healthy communities. The policy provides a list of criteria which applicants must adhere to and demonstrate how the proposal has responded to.
- 4.15 DP1 – Design of a New Development states that permission will only be granted for developments that respond positively to the context of the surrounding area and demonstrate a high quality of design compliant with the East Staffordshire Design Guide. The policy includes a list of criteria that applicant must adhere to.

- 4.16 DP2 – Designing in Sustainable Construction highlights that developments facilitating the delivery of low carbon buildings will be encourage. The best environmental practice and construction techniques will be supported.
- 4.17 DP8 – Tree Protection outlines that the developments which relate to protected trees will be only be approved if the tree is in poor health and/or has lost its intrinsic visual amenity value and the harm cannot be remedied by other reasonable means.
- 4.18 The Council's parking standards SPD sets out standards for different uses including space size, accessibility and the quantity of car parking spaces required for different uses.

5. Assessment of the Proposal

- 5.1 Having set out a description of the development, provided a background in respect of planning history and site context, the remainder of the statement considers the main planning issues against the issues the development should be assessed.
- 5.2 Main issues relevant to the determination of this application are therefore;
- Principle of development
 - Character and appearance
 - Housing mix and affordable housing
 - Highway matters
 - Flood risk and drainage
 - Residential amenity
 - Ecological and arboricultural considerations

Principle of Development

- 5.3 The starting point in the determination of every planning application is section 38 (6) of the Planning and Compulsory Purchase Act which states that planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The framework is a key material planning consideration in reaching planning decisions.
- 5.4 Paragraph 14 of the framework sets out the presumption in favour of sustainable development, which for decision taking means:
- "Approving development proposals that accord with the Development Plan without delay."
- 5.5 In this instance, the Council has previously determined that the site is sustainably located and capable of accommodating new dwellings.
- 5.6 The previously approved outline application considered all material planning matters, including ecology,

drainage, broad layout principles and appropriate planning obligations.

- 5.7 Accordingly, the current full application is only marginally different in terms of layout to the approved application, is considered to be wholly in accordance with the frameworks presumption in favour of sustainable development, and demonstrably meets the social, economic and environmental strands set out in the National Planning Framework, together with local housing allocation policies.
- 5.8 The principle of development at the site is therefore considered to be established.

Character and Appearance

- 5.9 As set out in previous sections, the Council has previously considered an outline application for the erection of up to 55 units, with layout being considered at the outline stage.
- 5.10 At that time the effect of the development of the site on the character and appearance of the locality was considered in full.
- 5.11 Indeed, the officer's report stated that the layout plan indicates predominantly detached, with some semi-detached dwellings of comparable size with two storey properties on Tatenhill Lane. Further integration within the existing built form occurs due to the use of a low density design (20.5 dwellings per hectare), which ensures the existing built character of the area is replicated.
- 5.12 The report continues to state that:
- "the majority of dwellings sited around the rectangular access road as sited at 40 degrees to the road. The applicant advises that the benefits of this angling are to screen parked cars from the road, provide deeper gardens and reduce the potential for overlooking. The resultant street scene derived from this siting will be atypical of the area that could, subject to the use of a suitable design also offer an opportunity to create a distinctive, modern estate of significant architectural merit."



Site plan

- 5.13 The minor variation to the approved siting has necessitated the submission of this full application.
- 5.14 A minor amendment to the non-material original outline approval was originally sought by the applicants; however the Council determined that as the siting differed from that approved, a full application would be required.
- 5.15 This full application replicates the general approach to siting as previously submitted at the outline stage – which includes units facing towards the canal being designed to allow for natural surveillance with a variety of roof heights and elevational details to provide interest within the streetscene.



Streetscenes

5.16 The appearance of the individual dwellings, utilising a palette of materials including:-

- Smooth red multi wire cut bricks
- Charcoal Grey duoplain tiles
- Slate grey rot free weatherboard cladding
- Oak front doors
- Chalk rough cast render
- Grey Slate windows

which responds to the local vernacular, are appropriate at this edge of settlement location and will ensure that the development harmonises well with both the existing built form, and the adjacent canal conservation area and adjoining land beyond.

5.17 Accordingly, the proposal incorporates approved urban design principles and creates a highly responsive form of development which accords with the requirements of both the National Planning Policy Framework and the Development Plan.

Housing Mix and Affordable Housing

- 5.18 The full application proposed 55 dwellings; comprising exactly the same housing mix as that previously approved under the outline application as follows:

Housing schedule		
Dwelling	Dwelling Type	No. of Dwellings
2B4P832	2 bed semi	2
HA858	3 bed semi	2
AL1016	3 bed detached	6
ASP1016	3 bed detached	3
G01491	4 bed detached	5
NE1461	4 bed detached	8
CH1461	4 bed detached	4
WA1893	4 bed detached	6
SY2174	4 bed detached	3
RE2208	4 bed detached	3
KN2211	4 bed detached	5
Total		47

Affordable units		
Dwelling	Dwelling Type	No. of Dwellings
1B2PF	1 bed flat	4
2B4P832	2 bed semi	2
4B6PLTH1235	4 bed detached	2
Total		8

- 5.19 In accordance with the NPPF the proposal ensures a choice of quality homes is delivered which in turn will create a sustainable, inclusive and mixed community.
- 5.20 The NPPF states at paragraph 174 that affordable housing considerations form part of the assessment process when seeking to ensure the deliverability of new homes.
- 5.21 The policy sets out in the local plan (H12) seeks to achieve an appropriate element of affordable housing on each site. The extent of affordable housing is subject to negotiation and the issues of viability and the

provision of a balanced community are factors to be considered.

5.22 The Council has previously accepted that reduced affordable housing contributions are acceptable at this site. The reduction is to be based on the evidenced additional cost of the additional obligations versus the average cost to a developer of providing an on-site affordable dwelling derived from the cost calculated in the submitted Affordable Housing Viability Study.

5.23 The viability assessment demonstrated that significant additional costs will be incurred in delivering this development when compared to standard costs, which included:

- Purchasing and demolishing Nos 78 and 80 Tatenhill Lane in order to secure access to the site;
- The protection of a route through to the container depot, which has the implication of reducing the developable area;
- A large area of open space provision including keeping open the corridor of land adjacent to the canal and other areas of greenspace;
- Creating a development with high sustainability credentials;
- Significant Section106 contributions, including a sum of £205,856 payable towards education provision.
- Phasing.

5.24 Therefore it has been accepted that the proposal cannot sustain the provision of affordable housing to a level of 15% on-site and a 15% community sum and as such the on-site provision is 8 dwellings representing approximately 15%.

5.25 Accordingly, the approved position in respect of the full application is that it will secure:

- High quality housing that is well designed and built to a high standard;
- A mix of housing with a range of house types;

- Housing that takes into account the identified needs and demands of the area by seeking to provide a combination of house types and particularly to meet the need for aspirational homes;
- A housing development in a suitable location which offers access to a good range of community facilities and with good access to jobs, key services and infrastructure.

5.26 The Council confirmed, prior to the submission of this full application, that this level of affordable housing provision is agreed.

5.27 Further, the location of the affordable housing units is in accordance with the requirements of the Section 106 agreement attached to the outline application and as such is deemed to be acceptable.

Highway Matters

5.28 Access to the site is proposed in the position of 78 and 80 Tatenhill Lane as previously agreed by the Council under outline application number P/2013/1160.

5.29 The Transport Statement indicates that as part of the development proposals, it is also proposed to alter the layout of the Branston Road/Tatenhill Lane junction in order to overcome the restricted visibility. The proposals include narrowing the carriageway over the canal bridge, and implementing traffic signals and one-way shuttle working.

5.30 The site is considered to be sustainable in all respects; being accessible by a range of sustainable travel modes. The Transport Statement states that given the areas contained within acceptable walking distance of the site, and the existing pedestrian infrastructure along the desire lines to the centre of Branston, there are also good opportunities for pedestrian and cyclist travel. Further, although the site is slightly beyond 400 metres of the nearest bus stops located on Main Street and Clays Lane, walking routes between the locations are available, ensuring users can easily walk to reach the bus services. In addition, given the distance to the Burton on Trent railway station, the provision of free cycle

parking at the station, and the costs associated with car parking at the rail station, residents travelling to the station may cycle.

- 5.31 At the outline stage it was accepted that whilst proposed residential development would result in an increase in the number of pedestrian, cycle and public transport trips, the existing and proposed infrastructure has the capacity to accommodate these trips. Traffic signals and shuttle working scheme at the Branston Bridge and the Branston Road/Tatenhill Lane junction will mitigate the restricted visibility and reduce the potential for accidents.
- 5.32 The internal road layout is as approved and allows for good permeability and legibility throughout the site.

Flood Risk and Drainage

- 5.33 The Flood Risk Assessment report for the site prepared by Residential and Commercial Engineering (RACE) has regard to the proposed engineering strategy, SUDs strategy and requirements of the safeguarding Conditions attached to the previous outline consent.
- 5.34 The report also reflects up to date EA modelling data which confirms that the site lies within an area categorised as Flood Zone 1: the lowest risk of flooding.
- 5.35 The report concludes that proposed residential proposals lies outside any existing flood area (Zone 2 or 3), the site is not constrained.
- 5.36 Qbar greenfield runoff rates are specified and are to be complied with, when undertaking the detailed engineering design works; minimum floor levels are to be set to a minimum of the lowest existing ground levels across the proposed site; and a minimum of two SUDs treatment trains are to be introduced within the detailed engineering design.
- 5.37 the applicants will ensure that a detailed engineering design is to be submitted to and approved by the Local Authority, in line with the recommendations made by RACE.

Residential Amenity

- 5.38 The proposed layout has been carefully considered having regard to the Council's policies on residential layout, to ensure that the proposed development does not give rise to any unacceptable levels of overlooking between dwellings or overbearing development.
- 5.39 Having regard to this objective, window positions and orientation of dwellings ensures that separation distances remain appropriate and no significant potential overlooking issues will occur.
- 5.40 Similarly, separation distances between proposed existing dwellings are in excess of the Council's separation standards ensuring no harmful effects occur on the living conditions of adjoining residents.
- 5.41 Given the separation distance and layout principles adopted, there will be no unacceptable impacts on outlook or any noise or nuisance disturbance over that which is normally experienced in a residential environment.
- 5.42 Accordingly, as far as any impact on the living conditions of existing or future occupiers is concerned, development accords fully with national and local planning policy objectives.

Ecological and Arboricultural Consideration

- 5.43 As established previously, the arboricultural report concluded none of the trees within this site are of high value.
- 5.44 Furthermore, no trees are required to be felled to enable this development, although 8 will have to be pollarded due to their location immediately to the rear of boundaries with proposed rear gardens. These trees are of no particular merit and their loss or pollarding does not raise concern, subject to planting of replacement features elsewhere within the site.
- 5.45 Similarly, the protected species survey demonstrated that with the biological enhancement of the site through the provision and maintenance of the landscaped areas, the development should result in a net gain for

bio-diversity in the area and not impact adversely on any European protected species.

- 5.46 Given that this full application is the same in terms of design and layout as the reserved matters submission; these conclusions continue to apply in all respects.

6. Conclusions

- 6.1 This planning and affordable housing statement accompanies and supports the full application submitted by Lioncourt Homes for the delivery of 55 new homes at land at Tatenhill Lane, Branston.
- 6.2 The full application provides details of layout, scale, appearance and landscaping, with both site access and internal access roads, open space provision provided.
- 6.3 The full application details are the same in all respects to the reserved matters application currently under consideration by the Council.
- 6.4 The proposals have been fully assessed against National and Local planning policy, having regard to the application site history and previous outline approval establishing both access and layout, and have been found to be fully compliant in every respect.
- 6.5 The previous outline permission established the principle of residential development at this site, and the proposed layout. This full application has been carefully designed to reflect the layout principles approved at that time.
- 6.6 The layout harmonises well with the existing built form and provides the range of house types, sizes and tenures, including 8 dwellings to be provided as affordable, a level of approximately 15% established by the previous outline consent.
- 6.7 The road layout is legible and the landscaping proposals ensure that the new built form assimilates well into the local context, having full regard to the designated conservation area along the canal.
- 6.8 The full application is accompanied by a Unilateral Undertaking which secures delivery of the planning obligations identical to the extant permission: including contributions towards education, SUDs, open space and wildlife features, off site play equipment and National Forest Contribution.
- 6.9 Officers are accordingly respectively requested to recommend that the application is approved.

APPENDIX 1

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

**This development is subject to an agreement under Section 106
of the Town and Country Planning Act 1990**

Date valid application received: 11/10/2013

Application No: P/2013/01160

Name and address of Agent

Name and address of Applicant

Martin Planning Ltd
Lake View
Lakeside
Cheadle
SK8 3GW

Central & Country Developments Ltd
16 Heritage Park
Hayes Way
Cannock
Staffordshire
WS11 7LT

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

**Outline application for the erection of up to 55 dwellings, including the demolition of 78 and 80 Tatenhill Lane to facilitate the creation of a new access including details of access and site layout with all other matters reserved (amended plan received 21/11/2013)
Land off Tatenhill Lane, Tatenhill Lane, Branston, 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 three years from the date of this permission.

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

- 2 No development shall take place until plans and particulars of the scale and appearance of the buildings to be erected and the landscaping (which shall promote BAP Species) of the site (hereinafter called "the reserved matters") have been 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.

- 3 The development hereby permitted shall be begun before the expiration of two years from the date of the approval of the last reserved matters 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.

- 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.s:

BA445 001 1:1250 Location Plan dated as received on 30/09/2013
BA445 003 Revision H 1:500 Proposed Site Plan dated as received on 02/12/2013
BA445 021 1:500 Ecological Masterplan dated as received on 02/12/2013
NTT/415/001 Revision P6 1:500 Proposed Site Access dated as received on 30/09/2013
BA445 - Design and Access Statement dated as received on 30/09/2013

Reason: For the avoidance of doubt to ensure the development will not adversely affect the appearance of the locality or the adjacent Trent and Mersey Conservation Area, the amenities of neighbouring properties, or the safe and efficient use of the adjoining highways, flood risk, or protected species or their habitats, in accordance with East Staffordshire Local Plan Saved Policies BE1, H6 and T1, the National Planning Policy Framework (particularly Paragraph 17 and Sections 6, 7, 10 and 12), and the East Staffordshire Design Guide.

- 5 No development shall take place until a legal agreement under Section 106 of the Town and Country Planning Act 1990 (substantially in accordance with the form annexed to this consent) has been entered into binding all owners (and their mortgagees, if any) who have an interest in the site at the time of the agreement unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development is carried out in accordance with the variety of mitigation measures and development agreements which form an integral part of the development of the site in accordance with the East Staffordshire Local Plan Saved Policy IMR2, and the National Planning Policy Framework.

- 6 No development shall take place until further details of the proposed shuttle working at Branston Bridge (as indicatively shown on plan NTT/415/002 Revision P3) have been submitted to and approved in writing by the Local Planning Authority. The off-site highway works so approved shall be completed prior to the first occupation of any of the dwellings.

Reason: As recommended by the Highway Authority in the interests of highway safety, in accordance with East Staffordshire Local Plan Saved Policy T1.

- 7 No development shall take place until samples and details of all materials to be used externally have been 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 the adjacent Trent and Mersey Conservation Area in accordance with East Staffordshire Local Plan Saved Policies BE1 and H6, the East Staffordshire Design Guide and the National Planning Policy Framework (particularly Sections 7 and 12 and Paragraph 17).

- 8 No development shall take place, and no site works related to the development hereby approved shall be carried out, until details of all slab levels and any regrading proposed to the site have been submitted to and approved in writing by the Local Planning Authority and the development shall only be carried out in accordance with the approved details.

Reason: To ensure that the development does not adversely affect the amenities of adjoining properties and the character or appearance of the adjacent Trent and Mersey Conservation Area in accordance with East Staffordshire Local Plan Saved Policies BE1 and H6, the East

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Staffordshire Design Guide and the National Planning Policy Framework (particularly Sections 7 and 12 and Paragraph 17).

- 9 No development shall take place until a scheme for the sustainable disposal of foul and surface waters has been submitted to and approved in writing by the Local Planning Authority. There shall be wetland habitat features within the scheme unless otherwise agreed in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details. The development shall be completed in accordance with the approved details prior to its first occupation.

Reason: To ensure adequate drainage facilities are provided to serve the development to reduce the risk of creating or exacerbating a flooding problem, to minimise the risk of pollution and to enhance wildlife habitats as recommended by Severn Trent Water Limited, the Environment Agency and the Staffordshire Wildlife Trust, in accordance with the National Planning Policy Framework (particularly Sections 10 and 11).

- 10 No development shall take place until a scheme for the protection of trees and hedges to be retained during the course of development has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the retention of existing landscaping features and retain their ecological value in accordance with East Staffordshire Local Plan Saved Policy BE1, the East Staffordshire Design Guide and the National Planning Policy Framework (particularly Sections 7 and 11).

- 11 No development shall take place until details of noise attenuation measures have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented prior to the first occupation of the dwellings to which they relate and thereafter retained for the life of the development.

Reason: To safeguard the amenities of future occupiers of the dwellings in accordance with East Staffordshire Local Plan Saved Policy BE1 and the National Planning Policy Framework (particularly Section 11 and Paragraph 17).

- 12 No development shall take place until details of illumination levels associated with all street lighting to be used on site have been 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 safeguard the amenities of occupiers of nearby dwellings, users of the adjoining canal, protected animal species and the character and appearance of the adjacent Trent and Mersey Conservation Area and rural surroundings in accordance with East Staffordshire Local Plan Saved Policy BE1, the East Staffordshire Design Guide and the National Planning Policy Framework (particularly Paragraph 17 and Sections 7 and 11).

- 13 No development shall take place until details of the parking and turning areas for each dwelling have been submitted to and approved in writing by the Local Planning Authority. These areas shall be provided in a porous bound material in accordance with details which shall first have been submitted to and approved by the Local Planning Authority 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 Policy T1 and the National Planning Policy Framework

(particularly Section 10).

- 14 No development shall take place until details of all road construction, street lighting and drainage including longitudinal sections and means of draining roads to an acceptable outfall have been submitted to and approved in writing by the Local Planning Authority. Thereafter the roads shall only be constructed in accordance with the approved details.

Reason: As recommended by the Highway Authority in the interests of highway safety and in accordance with East Staffordshire Local Plan Saved Policy T1.

- 15 No development shall take place until a Construction Management Plan including details of routing of construction vehicles, parking facilities for vehicles of site personnel, operatives and visitors, arrangements for loading, storage and unloading of plant and materials, wheel washing facilities, measures to remove any mud or deleterious material deposited on the highway, and a timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter only be carried out completed in accordance with the approved details.

Reason: In the interests of highway safety, and the amenities of the occupiers of neighbouring properties in accordance with East Staffordshire Local Plan Saved Policies BE1 and T1, and the National Planning Policy Framework (particularly Paragraph 17).

- 16 No development shall take place until a written scheme of investigation securing the implementation of a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority. The programme of work shall be implemented in accordance with the approved details.

Reason: To ensure that no development takes place which may adversely affect any items of archaeological interest without adequate prior investigation in accordance with the National Planning Policy Framework (particularly Section 12).

- 17 No development shall take place until a breeding bird survey for the site has been undertaken. Any recommendations or remediation requirements of the survey shall be implemented and retained in accordance with the approved details.

Reason: In order to safeguard protected species and their habitats in accordance with the National Planning Policy Framework (particularly Section 11).

- 18 No development shall take place until a long-term management plan for habitats within the site has been submitted to and approved in writing by the Local Planning Authority. The habitats shall thereafter be managed in accordance with the approved plan.

Reason: In order to safeguard protected species and their habitats in accordance with the National Planning Policy Framework (particularly Section 11).

- 19 Notwithstanding the submitted information all 4 and 5 bedroom dwellings shall be provided with a minimum of 3 off street car parking spaces, in accordance with details, which shall have first been submitted to and approved in writing by the Local Planning Authority, .

Reason: As recommended by the Highway Authority in the interests of highway safety and in accordance with East Staffordshire Local Plan Saved Policy T1.

- 20 Notwithstanding the submitted information no development shall take place until details of a pedestrian route to the eastern boundary of site has been submitted to and approved in writing by the Local Planning Authority. the route so approved shall be provided prior to the first occupation of any of the dwellings.

Reason: In order to promote sustainable movement from future residents in accordance with the National Planning Policy Framework (particularly Section 4).

- 21 If during the course of development, contamination not previously identified is found to be present on the site, then no further development (unless otherwise first agreed in writing with the Local Planning Authority) shall be carried out until a method statement detailing how and when the contamination is to be dealt with has been submitted to and approved in writing by the Local Planning Authority. The contamination shall then be dealt with in accordance with the approved details.

Reason: In order to safeguard human health and the water environment and identify potential contamination on-site and the potential for off-site migration in accordance with Paragraphs 120 and 121 of the National Planning Policy Framework.

- 22 Prior to the first occupation of the dwellings hereby granted permission each property shall be provided with 3 wheeled bins.

Reason: In order to support the Council's Waste collection operation and in accordance with the East Staffordshire Waste Storage and Collection Guidance for New Developments.

- 23 Prior to the first occupation of the dwellings hereby granted permission the access shown on the approved plan shall be provided in a bound material in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority.

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 Policy T1 and the National Planning Policy Framework (particularly Section 10).

- 24 Any scheme of walling and fencing approved as part of the landscaping scheme required as a reserved matter shall be completed prior to the development first being brought into use.

Reason: To safeguard the visual amenities of the area and the amenities of occupiers of adjoining properties in accordance with East Staffordshire Local Plan Saved Policies BE1 and H6, and the National Planning Policy Framework (particularly Section 7 and Paragraph 17).

- 25 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 building(s) 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 and occupiers of adjacent buildings and in accordance with East Staffordshire Local Plan Saved Policy BE1, the East Staffordshire Design Guide and the National Planning Policy Framework

(particularly Section 7).

- 26 The development hereby approved shall be carried out in accordance with the approved Flood Risk Assessment dated January 2011 reference C805/SBS/EAJ/jt/U0005 version v1.1 undertaken by Shepherd Gilmour, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To reduce the risk of flooding as recommended by the Environment Agency in accordance

- 27 Notwithstanding the provisions of Classes A, B, C, D and E of Part 1 of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, or any Order revoking and re-enacting that Order, the dwellings hereby permitted shall not be altered or extended and no buildings or structures shall be erected within the curtilage of the new dwellings unless planning permission has first been granted by the Local Planning Authority.

Reason: To safeguard the character and appearance of the buildings and the adjacent Trent and Mersey Canal Conservation Area in accordance with East Staffordshire Local Plan Saved Policies BE1 and H6, the East Staffordshire Design Guide and the National Planning Policy Framework (particularly Sections 7 and 12, and Paragraph 17).

Informative(s)

- 1 Prior to the submission and during the course of consideration of this proposal the Local Planning Authority has negotiated with the applicant to ensure the development complies with relevant development plan policies and material planning considerations including the National Planning Policy Framework. It is therefore considered that the Local Planning Authority has worked proactively with the applicant to secure a development that improves the economic, social and environmental conditions of the area in accordance with the requirements of Paragraphs 186 and 187 of the National Planning Policy Framework.
- 2 The conditions identified below require details to be approved before commencement of the development.

Condition No(s) 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18.

This means that a lawful commencement of the approved development cannot be made until the particular requirements of these 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 £97 per request. 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.

- 3 The applicant is advised that the construction times should be restricted to the following hours in the interest of the amenity of neighbouring residents:

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Philip Somerfield B.A. Dip T.P., D.M.S. M.R.T.P.I
Head of Regulatory Services
P.O. Box 8045, Burton upon Trent, Staffordshire DE14 9JG
www.eaststaffsbc.gov.uk
Helping Conservation – Printed on recycled paper

Decision Notice Com – OU Approve Conditions

Monday to Friday: 0730 to 1800
Saturday: 0800 to 1400
Sundays and Bank Holidays: No working

- 4 The applicant is advised that adequate provision should be made to prevent dust from affecting neighbouring properties.
- 5 The applicant is advised to ensure that appropriate measures are taken to protect worker safety, such as PPE and hygiene practices. All work shall be carried out with regard to the relevant Health and Safety legislation.
- 6 The applicant is advised to note and act upon as necessary the comments of the Police Architectural Liaison Officer as set out in the attached letter dated 4th November 2010. In so doing the applicant is advised that the terms of the planning permission override any recommendations of the Police Architectural Liaison Officer where conflict arises.
- 7 The applicant is advised to note and act upon as necessary the design principles of The National Forest as set out in the attached leaflet.
- 8 The applicant is advised to note and act upon as necessary the comments of the Canal and River Trust as set out in the attached letter dated 8th November 2013.
- 9 The applicant is advised to note and act upon as necessary the comments of the Highways Authority as set out in the attached letter dated 30th October 2013.
- 10 The applicant is advised that the internal dimensions of any single garages at reserved matters stage should be a minimum of 6m x 3m.
- 11 The applicant is advised that there may be a potential risk from landfill gas and leachate migration. It is the developer's responsibility to ensure that the site is free from landfill gas. Consideration should also be given to protection measures within the building construction to prevent ground gas ingress.
- 12 The applicant is advised that the construction management plan required by condition 14 should not allow for any traffic to pass through Tatenhill.
- 13 The applicant is advised that in complying with Condition 6 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.
- 14 The applicant is advised that in complying with Condition 12 above materials with a high degree of porosity would be the most likely to be acceptable as they will reduce the amount of surface water run-off.

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 April 2014

Signed



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Philip Somerfield B.A. Dip T.P., D.M.S. M.R.T.P.I
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