

Stone Housing SDL – Applications within the Boundary

Number	Location	Application Number	Decision	Decision Notice	Location Plan
1	Walton Hill Residential Development, West Of Longhope Drive, Stone	13/19002/OUT	Approved	Yes	4305-P-06 Rev B



Hallam Land And Management Limited & Davidsons Development C/O Wardell Armstrong LLP FAO Mr Stephen Stoney Sir Henry Doulton House Forge Lane Etruria Stoke On Trent Staffordshire ST1 5BD	Date Registered	25 July 2013
	Decision Date	2 February 2015
	Issued Date	19 February 2015

Ref: 13/19002/OUT

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Application No:	13/19002/OUT
Proposed Development	Outline application for residential development including the creation of 2 new accesses onto the Eccleshall Road, the creation of open space, landscaping and associated infrastructure
Location	Walton Hill Residential Development West Of Longhope Drive Stone
O. S. Reference:	389259 333207

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 for the erection of no more than 500 dwellings on the site and before the development is commenced on any phase of the development details of the appearance of all buildings and structures including materials to be used on all external surfaces; landscaping of the site; layout of the site including the disposition of roads and buildings; and the scale of all buildings and structures hereafter referred to as 'the reserved matters' shall be submitted to and approved by the Local Planning Authority in respect of such phase.
2. The first application for approval of reserved matters shall be submitted no later than two years from the date of this permission and all subsequent reserved matters applications shall be submitted no later than 5 years from the date of this permission and for the avoidance of doubt reserved matters approval may be sought in phases.



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Ref: 2

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 in respect of the first phase.
4. No development shall commence until a phasing scheme and plans have been submitted to and approved in writing by the Local Planning Authority. The development will be carried out in accordance with the approved phasing plan subject to any variation thereto approved in writing by the Local Planning Authority.
5. 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:

'Location Plan', Drawing ref. 4305-P-06 Rev B, dated June 2013;
'Development Framework Plan', Drawing ref. 4305-P-02 Rev F, dated 24 June 2013;
'Green Infrastructure Strategy', Drawing ref. 4305-P-05 Rev B, dated 24 June 2013.
'Site Access Design', Drawing ref. 003 Rev B, dated 24-06-13; and
'Proposed 3.5m Shared Footway/Cycleway', Drawing ref. 005, Rev B, dated 10-07-2012.
6. The landscaping scheme required pursuant to condition 1 of this permission as a reserved matter on any phase of the development shall include details of the location of new ponds, retention of existing trees and hedgerows on the site and any means of enclosure.



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PERMISSION FOR DEVELOPMENT

7. No phase of development shall commence until full details of existing ground levels, proposed ground levels and floor levels of the proposed dwellings within the phase have been submitted to and approved in writing by the Local Planning Authority.
8. The development hereby permitted shall only be carried out in accordance with the approved flood risk assessment (FRA) reference 2010s4086 Final v2.1 prepared by JBA dated May 2013 and the following mitigation measures within the FRA:

Limiting the surface water run-off generated by all storm events up to and including the 1 in 100 year plus climate change critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.

The mitigation measures so far as they relate to any phase of the development shall be fully implemented prior to occupation of any dwelling in such phase and in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing by the Local Planning Authority.



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TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

9. No development on any phase shall commence until a surface water drainage scheme for the phase, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 100 year plus 30% for climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include details of how the scheme shall be maintained and managed after completion.
10. Each phase of development hereby permitted shall not commence until drainage plans for the disposal of foul sewage for development comprised within that phase 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 in that phase is first occupied.
11. No development shall take place until a scheme, including the location, extent, implementation timescale, funding and monitoring in perpetuity, and education and awareness raising for the provision of on-site mitigation measures for the Cannock Chase Special Area of Conservation in the form of a detailed design for the proposed Targeted Additional Open Space has been submitted to and approved in writing by the Local Planning Authority.



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PERMISSION FOR DEVELOPMENT

12. No development on any phase shall commence until a landscape and ecology management and enhancement plan, including long term objectives, management responsibilities and maintenance schedules for the phase, has been submitted to and approved in writing by the Local Planning Authority. The approved landscape and ecology management and enhancement plan shall be carried out as approved.
13. Development in a phase shall not commence until a method statement and/or specification and/or programme for the following environmental protection measures during the construction of that phase have been submitted to and approved in writing by the Local Planning Authority:-
 - A) All demolition materials shall be removed from site and properly disposed of;
 - B) Facilities shall be provided at the site and used for damping down to prevent excessive dust in the air; and
 - C) Road sweeping shall be carried out at regular intervals, both on the site and on the access highway to prevent excessive dust in the air.Thereafter construction in that phase shall only be carried out in accordance with the approved details.
14. There shall be no burning on the site during the construction period of the approved development.



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Ref: 15/0182

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

15. All works, site works, construction and deliveries to the site shall only take place between the hours of 8.00am and 6.00pm Monday to Friday; 8.00am and 2.00pm on Saturdays and not at all on Sundays or Bank Holidays.
16. No development on any phase shall commence until details of any external lighting to serve the proposed development within that phase has been submitted to and approved in writing by the Local Planning Authority.
17. For each phase of development no works to trees or any vegetation clearance shall be undertaken during the bird nesting season (March to August) unless and 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.
18. The recommendation contained in section 4.4 of the FPCR Bat Survey report dated March 2012 shall be adhered to. Any necessary mitigation shall be submitted to and approved in writing by the Local Planning Authority prior to the felling of any tree on the site.



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Ref: 02

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

19. No development shall take place on any phase until details of earthworks for that phase 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.
20. No trees, large shrubs or hedgerows shall be uprooted, felled, lopped, topped, or cut back in any way until a scheme has been submitted to and approved in writing by the Local Planning Authority that specifically allows such works. Before the development commences details of any tree surgery/management including removals being required to any of the retained trees shall be submitted to and agreed in writing by the Local Planning Authority and be carried out as part of the development. Should any tree removal be required that was not originally identified to be removed within the FPCR Arboricultural Assessment dated June 2013 then this should be submitted for approval as part of the proposed scheme and will include an assessment of the impact on any protected species that may be present. The works shall then take place in accordance with the approved scheme(s) unless the Local Planning Authority gives written consent to any variation.
21. 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.



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TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard BS 3998:2010 Tree Work.

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.



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Ref: 15/0158

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

22. 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 Planning 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.



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Ref: 15/0142

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

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

24. No development on any phase hereby permitted shall commence until full details of the following have been submitted to and approved in writing by the Local Planning Authority:

The provision of parking, turning and servicing within the site curtilage;

Full road construction including longitudinal sections and a satisfactory means of draining roads to an acceptable drainage outfall.

The development shall thereafter be implemented in accordance with the approved details for that phase and be completed prior to first occupation within that phase of development.



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Ref: 12

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

25. The development hereby permitted shall not be commenced until full details of the proposed site access junctions on the B5026 Eccleshall Road, illustrated on drawing no. 003 rev D, which shall incorporate further two-dimensional and three dimensional revisions as recommended by a Stage 2 Safety Audit and in accordance with engineering details which have been submitted to, and approved in writing by, the Local Planning Authority such details to include construction, surface water drainage and street lighting details and thereafter implemented in accordance with the approved details and be completed prior to the first occupation of any part of the development.
26. The development hereby permitted shall not be commenced until full details of the proposed junction improvement at the A34/A51 Aston roundabout, illustrated on drawing no. 06, which shall incorporate further two-dimensional and three dimensional revisions as recommended by a Stage 2 Safety Audit and in accordance with engineering details which shall be submitted to, and approved in writing by, the Local Planning Authority and such details to include construction, surface water drainage and street lighting details which shall thereafter be implemented in accordance with the approved details and be completed prior to the first occupation of any part of the development.



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	Issued Date	19 February 2015

Ref: 12

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

27. The development hereby permitted shall not be commenced until full details of the proposed footway/cycleway linking the site to Stone town centre, illustrated on drawing no. 005 rev. B, which shall incorporate further two-dimensional and three dimensional revisions as recommended by a Stage 2 Safety Audit and in accordance with engineering details which shall be submitted to, and approved in writing by, the Local Planning Authority such details to include construction, surface water drainage and street lighting details which shall thereafter be implemented in accordance with the approved details and be completed prior to the first occupation of any part of development.
28. The development hereby permitted shall not be commenced until a Traffic Management Plan is submitted to and approved in writing by the Local Planning Authority detailing the management and routing of demolition/construction traffic, delivery times, internal compound arrangements and wheel washing facilities. The approved Traffic Management plan shall be implemented on the commencement of construction and thereafter be adhered to for the full period of construction unless otherwise agreed in writing by the Local Planning Authority.
29. The Travel Plan which is hereby approved 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.



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Ref: 15/0152

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

30. The development hereby permitted shall not be commenced until a traffic management scheme to monitor the increase in traffic volumes and traffic speeds comprising speed reduction and traffic restraint measures along Manor Rise/Walton Way/Whitemill Lane has been submitted to and approved in writing by the Local Planning Authority. The results of the monitoring shall be provided to the Local Planning Authority at agreed regular intervals and the need for a traffic management scheme will be assessed at each stage.

Following the monitoring of traffic volumes and traffic speeds along Manor Rise/Walton Way/Whitemill Lane, unless set out in writing by the Local Planning Authority a Traffic Management Scheme comprising speed reduction and traffic restraint measures shall be submitted to the Local Planning Authority before the occupation of the 50th dwelling. The approved traffic management scheme shall thereafter be implemented prior to occupation of the 100th dwelling.

31. The development hereby permitted shall not be commenced until full details of the proposed pedestrian crossing on the B5026 Eccleshall Road, which shall incorporate further two-dimensional and three dimensional revisions as recommended by a Stage 2 Safety Audit and in accordance with engineering details which shall be submitted to, and approved in writing by, the Local Planning Authority such details to include construction, surface water drainage and street lighting details which shall thereafter be implemented in accordance with the approved details and be completed prior to the occupation of the first dwelling on the site.



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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 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 secure the appropriate programming and phasing of, and an orderly pattern to, the approved development.
5. 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.
6. To define the permission.
7. To safeguard the outlook from nearby residential properties (Policy N1h of The Plan for Stafford Borough).
8. To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site. (Policy N2 of The Plan for Stafford Borough).



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TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

9. To prevent the increased risk of flooding, both on and off site (Policy N2 of The Plan for Stafford Borough).
10. 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 (Policy N2 of The Plan for Stafford Borough).
11. In order to mitigate increased visitor pressure arising from the proposed development on the Cannock Chase Special Area of Conservation (Policy 7 and 118 of the National Planning Policy Framework and Policy N6 of the Plan for Stafford Borough).
12. In the interests of visual amenity and nature conservation (Policy 109 of the National Planning Policy Framework and Policies N1 and N4 of the Plan for Stafford Borough).
13. To safeguard the amenities of the area (Policy N1 of The Plan for Stafford Borough).
14. To safeguard the amenities of the area (Policy N1 of The Plan for Stafford Borough).
15. To safeguard the occupiers of nearby residential properties from undue noise and general disturbance (Policy N1 of The Plan for Stafford Borough).
16. In order to safeguard the day and night time amenities of the surrounding area (Policy N1 of The Plan for Stafford Borough).



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Ref: 2

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

17. In order to afford protection to nesting birds (To protect biodiversity interests (Policy 109 of the National Planning Policy Framework).
18. In order to safeguard any bats roots on the site (Policy 109 of the National Planning Policy Framework).
19. In the interests of amenity and to ensure a satisfactory form of development (Policy N1 of The Plan for Stafford Borough).
20. To enable the local planning authority to consider the scheme of development and the landscaping proposals in relation to the existing trees and hedges (Policy N1 of The Plan for Stafford Borough).
21. To safeguard the amenities of the local area and to protect the natural features that contribute towards this and that are important in the appearance of the development (Policy N1 of The Plan for Stafford Borough).
22. To safeguard the amenities of the local area and to protect the natural features that contribute towards this and that are important in the appearance of the development (Policy N1 of The Plan for Stafford Borough).
23. To safeguard and protect the retained natural features that contribute to the amenity of the local area and that are important to the appearance of the development (Policy N1 of The Plan for Stafford Borough).



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	Decision Date	2 February 2015
	Issued Date	19 February 2015

Pafutz

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

24. In the interests of the safety and convenience of users of the highway.
(Policy T1 of The Plan for Stafford Borough).
25. In the interests of the safety and convenience of users of the highway.
(Policy T1 of The Plan for Stafford Borough).
26. In the interests of the safety and convenience of users of the highway.
(Policy T1 of The Plan for Stafford Borough).
27. In the interests of the safety and convenience of users of the highway.
(Policy T1 of The Plan for Stafford Borough).
28. In the interests of the safety and convenience of users of the highway.
(Policy T1 of The Plan for Stafford Borough).
29. In the interests of the safety and convenience of users of the highway.
(Policy T1 of The Plan for Stafford Borough).
30. In the interests of the safety and convenience of users of the highway.
(Policy T1 of The Plan for Stafford Borough).
31. In the interests of the safety and convenience of users of the highway.
(Policy T1 of The Plan for Stafford Borough).

INFORMATIVE(S)

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



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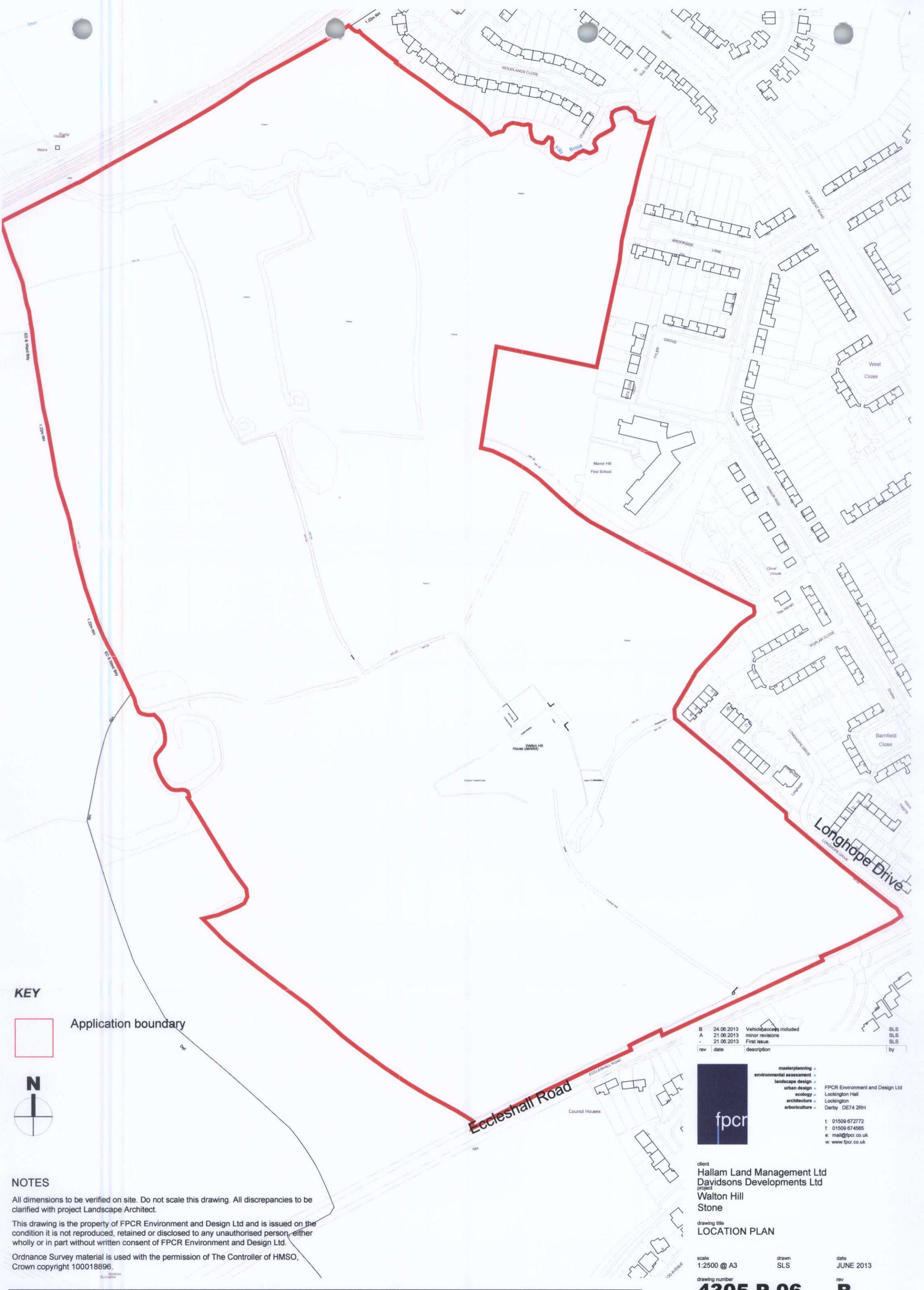
Refute

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

- 2 That the applicants' attention be drawn to the comments of the Environment Agency, Severn Trent Water, Tree Officer, County Education, Parks and Open Space Development Officer, Environmental Health Officer, Natural England, Biodiversity Officer, County Environmental Advice and the Police Architectural Liaison Officer.

Head of Planning and Regeneration
On behalf of the Council



KEY

 Application boundary



NOTES

All dimensions to be verified on site. Do not scale this drawing. All discrepancies to be clarified with project Landscape Architect.

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rev	date	description	by
B	24.06.2013	Vehicle access included	SLS
A	21.06.2013	minor revisions	SLS
-	21.06.2013	First issue	SLS

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- masterplanning
- environmental assessment
- landscape design
- urban design
- ecology
- architecture
- arboriculture

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drawing title
LOCATION PLAN

scale
1:2500 @ A3

drawn
SLS

date
JUNE 2013

drawing number
4305-P-06

rev
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