

Gnosall – Applications within the Settlement Boundaries

Number	Location	Application Number	Decision	Decision Notice	Location Plan
1	Land North Of Knightley Road, Gnosall, Stafford	14/20018/FUL	Approved	Yes	BELQ2000
2	Land Between Quarry Cottage To North And Health Centre to South, Knightley Road, Gnosall	15/23105/REM pursuant	Approved	Yes	586-LOC-01
		13/19051/OUT	Allowed Through Appeal	Inspectors Decision/ Decision Notice	586-LOC-01
3	Land At Lowfield Lane, Stafford Road, Gnosall	12/17041/FUL	Approved	Yes	1120-02-70
4	Land-Site 2, Adjacent To Land Off Lowfield Lane, Gnosall	14/21315/REM	Approved	Yes	17219/1006
		13/18821/OUT	Approved	Yes	0133/001 Rev A



Bellway Homes Limited (West Midlands)	Date Registered	20 February 2014
C/O Turley Associates	Decision Date	31 March 2014
Mr John Acres	Issued Date	31 March 2014
9 Colmore Row		
Birmingham		
B3 2BJ		

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TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Application No:	14/20018/FUL
Proposed Development	Erection of 24 dwellings with associated parking, access, infrastructure and landscaping
Location	Land North Of Knightley Road Gnosall Stafford
O. S. Reference:	382801 321486

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

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
2. The approved plans are drawing nos. BELQ2000/1000; 5128 FE TL 01; Planning Layout 2 - AAH5155/18; /19; MOR-PLAN-01; /-ELEV 03; /-ELEV 07; /-ELEV 09; WES-PLAN-01; /-PLAN-02; ASHW-PLAN-01; STA-PLAN-06; HAT-PLAN-01; /-ELEV-07; ASH-PLAN-01; ALV-PLAN-02; GAR/SAL/EP/08A; 13/GAR/SIN/02; 13/GAR/SIN/01; GAR/SAL/ER/07B; 13/GAR/DOU/01 and /04; 13/GAR/2C/04; 13/ER/DOU/01, /03 and/ 04; SK02 Rev B; and GL0108_02E and _03E.
3. The development permitted by this planning permission shall only be carried out in accordance with the submitted Flood Risk Assessment produced by Travis Baker reference 13030 and dated 1 August 2013 and the following mitigation measures detailed within it:-

Limiting the surface water discharge to greenfield runoff rates of 5l/s/ha so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.



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4. No development shall take place 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
5. The development hereby permitted shall not be commenced until wheel cleaning/washing facilities have been installed on site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority, The approved facility shall thereafter be utilised by all heavy goods vehicles for the full period of construction works,
6. The development hereby permitted shall not be brought into use until the visibility splays shown on drawing no. AAH5155/18 have been provided. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.
7. Before the proposed development commences details shall be submitted to and approved in writing by the Local Planning Authority indicating all road construction, street lighting, drainage including longitudinal sections and a satisfactory means of draining roads to an acceptable outfall which shall thereafter be constructed in accordance with the approved drawings,
8. The private drives shall have a gradient not exceeding 1:10 for a minimum distance of 5m rear of the highway boundary.
9. The private drives shall have a minimum length of 6m between the highway boundary and any garage door.



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10. A surface water interceptor shall be provided at the rear of the highway boundary for all private driveways that fall towards the public highway. The drainage interceptors shall be connected to a soakaway or equivalent drainage system and maintained in full operational order for the life of the development.
11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development)(Amendment) (No.2)(England) Order 2008 or as may be subsequently amended, the garages hereby approved, once constructed, shall be retained for the parking of vehicles. They shall not be used or converted to habitable accommodation at any time.
12. Construction works including deliveries to the site and demolition shall only take place between the hours of 08.00 and 18.00 Mondays to Fridays and between 08.00 and 14.00 on Saturdays. There shall be no such working on Sundays or bank/public holidays.
13. Notwithstanding any information in the application, no development shall be carried out unless and until named samples or illustrative details of the external materials for the walls and roofs of the proposed dwellings and garages have been submitted to and approved in writing by the Local Planning Authority. Thereafter only the approved materials shall be used in the construction of the dwellings and garages.



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14. Notwithstanding any information in the application, no development shall take place until amended details of landscaping works shown on drawing no. GL0108_02E and _03E have been submitted to and approved in writing by the local planning authority. These details shall show the design and location of tree pits and tree cells within any hard or soft surfaces. Thereafter, the approved works shall be carried out within 8 months of the occupation of the dwellings. Any plants or trees that are removed or die or become seriously damaged or diseased within a period of 5 years from the date of planting shall be replaced with others of similar size and species in the next planting season unless the local planning authority gives written consent to any variation.
15. Notwithstanding any details in the application, no trees, large shrubs or hedgerows shall be uprooted, felled, lopped, topped, or cut back in any way unless a scheme has been approved that specifically allows such works. The works shall then take place in accordance with the agreed scheme unless the local planning authority gives written consent to any variation.



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16. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use. (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard BS 3998:2010 Tree Work. (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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- 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 BS 5837: 2012 "Trees in Relation to design, demolition and construction" recommendations for tree protection. This shall include establishing a Root Protection Area (RPA) around each tree, shrub, hedgerow or bush, in accordance with the recommendations of BS 5837: 2012. All RPAs must be enclosed by suitable fencing, as specified by BS 5837: 2012 or as agreed in writing with the local authority or, where specifically approved, protected using ground protection measures to the satisfaction of the local planning authority. No works or alterations to existing ground levels or surfaces shall be undertaken within the RPAs without the prior written approval of the local planning authority. No materials, equipment or vehicles are to enter or be stored within the RPAs. No materials that are likely to have an adverse effect on tree health such as oil, bitumen or cement will be stored or discharged within the RPAs. No fires will be lit within 20 metres 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
- Where plans and particulars indicate 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



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Ref: 421-01578-00037

TOWN AND COUNTRY PLANNING ACT 1990

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19. The development shall only be carried out in conjunction with the precautionary measures for the avoidance and mitigation of any impact on Great Crested Newts as detailed in the submitted SLR Ecological Assessment Report ref. 421-01578-00037 dated November 2012.
20. There shall be no burning on site
21. The existing buildings shall be demolished before the construction of the houses and garages are commenced.
22. All demolition materials shall be removed from the site before construction begins.
23. Facilities for the damping down of dust on the site shall be provided and used throughout the construction period.
24. Road sweeping shall be carried out on the site during construction to prevent excessive dust
25. Any equipment or plant on the site left running outside of the permitted hours of working shall be inaudible at the boundary with existing dwellings
26. No development including demolition shall be carried out until details of noise screening to existing dwellings have been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved screening shall be erected before any works commence and shall be retained until the cessation of construction works.



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PERMISSION FOR DEVELOPMENT

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

1. The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. To define the permission.
3. To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site (Section 10 of the National Planning Policy Framework)
4. To prevent the increased risk of flooding, both on and off site (Section 10 of the National Planning Policy Framework)
5. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10a of the Stafford Borough Local Plan 2001).
6. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10a of the Stafford Borough Local Plan 2001).
7. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10a of the Stafford Borough Local Plan 2001).
8. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10a of the Stafford Borough Local Plan 2001).
9. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10a of the Stafford Borough Local Plan 2001).



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10. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10a of the Stafford Borough Local Plan 2001).
11. To ensure the provision of adequate off-street facilities in the interests of the convenience and safety of users of the highway. (Saved Policy MV10d of the Stafford Borough Local Plan 2001).
12. To safeguard the occupiers of nearby residential properties from undue noise and general disturbance (Saved Policy E&D1(iv) of the Stafford Borough Local Plan 2001).
13. To ensure the satisfactory appearance of the development. (Saved Policy E&D1(ii) of the Stafford Borough Local Plan 2001).
14. To safeguard the character and appearance of the area. (Saved Policy E&D1(ii) of the Stafford Borough Local Plan 2001).
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16. To safeguard the character and appearance of the area. (Saved Policy E&D1(ii) of the Stafford Borough Local Plan 2001).
17. To safeguard the character and appearance of the area. (Saved Policy E&D1(ii) of the Stafford Borough Local Plan 2001).
18. To safeguard the character and appearance of the area. (Saved Policy E&D1(ii) of the Stafford Borough Local Plan 2001).
19. To support and enhance biodiversity (Section 11 of the National Planning Policy Framework)



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20. To safeguard the area from fumes and smell. (Saved Policy E&D1(iv) of the Stafford Borough Local Plan 2001).
21. To ensure the satisfactory appearance of the development. (Saved Policy E&D1(ii) of the Stafford Borough Local Plan 2001).
22. To safeguard the amenities of the area. (Saved Policy E&D1(iv) of the Stafford Borough Local Plan 2001).
23. To safeguard the amenities of the area. (Saved Policy E&D1(iv) of the Stafford Borough Local Plan 2001).
24. To safeguard the amenities of the area. (Saved Policy E&D1(iv) of the Stafford Borough Local Plan 2001).
25. To safeguard the amenities of the area. (Saved Policy E&D1(iv) of the Stafford Borough Local Plan 2001).
26. To safeguard the amenities of the area. (Saved Policy E&D1(iv) of the Stafford Borough Local Plan 2001).



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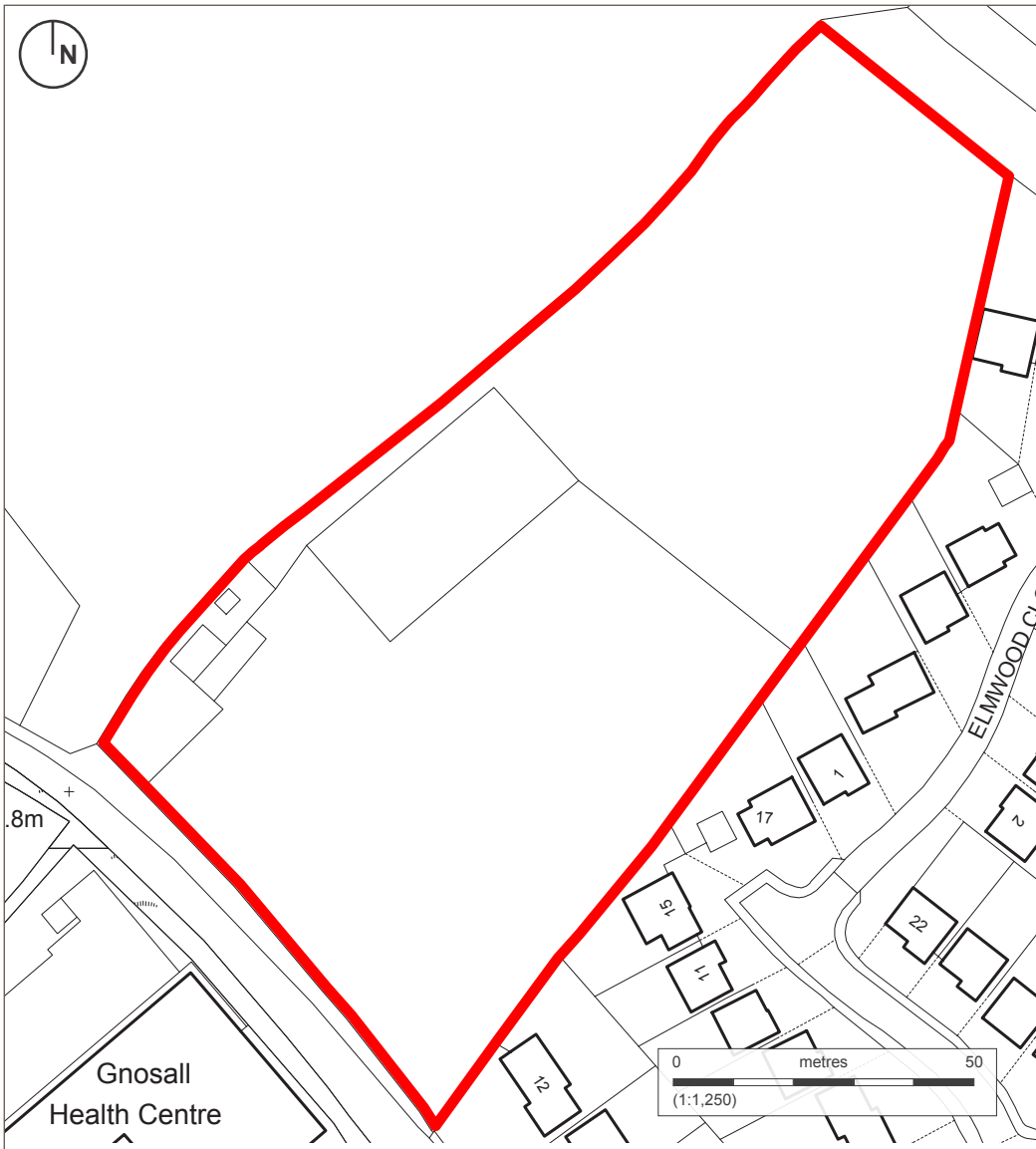
TOWN AND COUNTRY PLANNING ACT 1990

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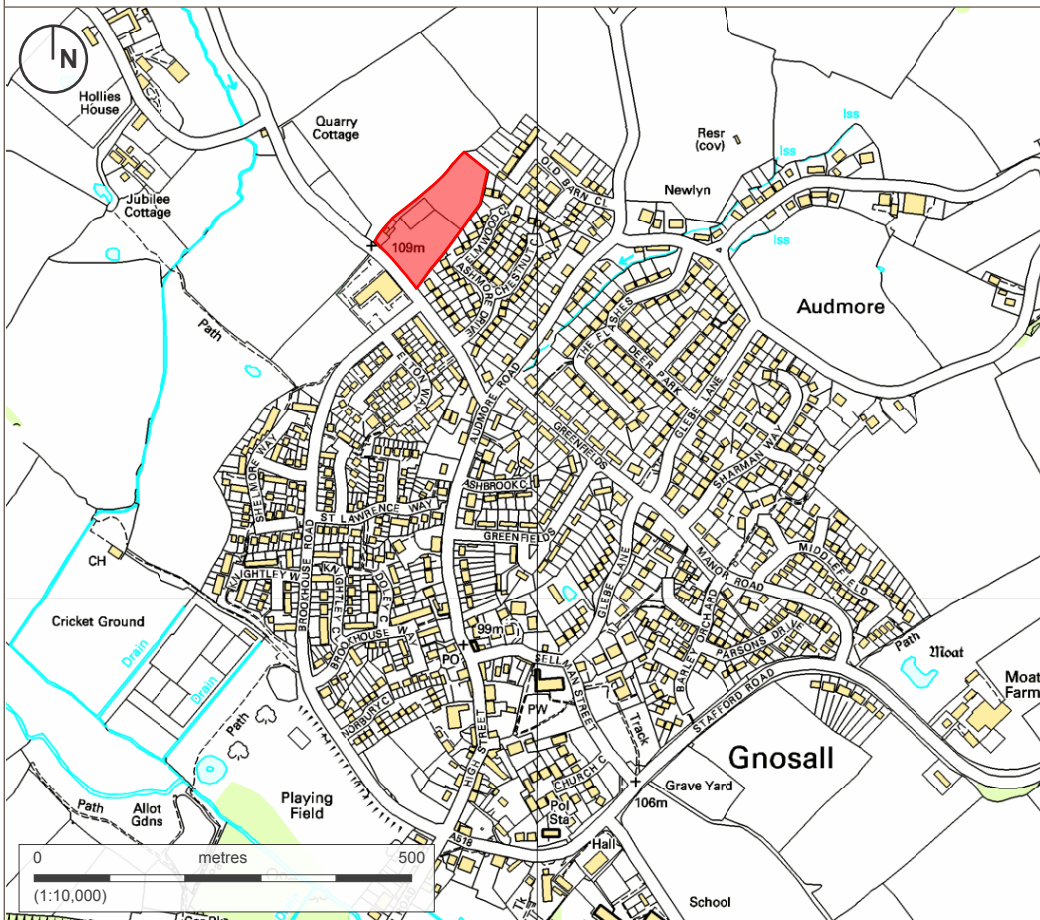
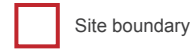
INFORMATIVE(S)

- 1 The proposals are sustainable development complying with the National Planning Policy Framework
- 2 The attention of the applicant is drawn to the attached advice of the Environmental Health Officer, the Environment Agency, the Highway Authority, the Tree Officer, the Biodiversity Officer and the Police Architectural Liaison Officer.

Head of Planning and Regeneration
On behalf of the Council



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Project: Knightly Road, Gnosall
 Client: Bellway Homes
 Title: Location and Context Plan
 Status: Draft

Job No: BELQ2000 Dwg No: 1000
 Date: August 2013 Revision: -
 Scale: Author: RD

TURLEYASSOCIATES
 turleyassociates.co.uk



Grasscroft Property
C/O Geoff Perry Associates
Ltd
FAO Mr David Tranter
The Shrubbery
28 Erdrington Road
Aldridge
West Midlands
WS9 8UH

Date Registered 16 October 2015
Decision Date 15 January 2016
Issued Date 15 January 2016

PeH/z

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Application No: 15/23105/REM
Proposed Development Location: Reserved matters (appearance, landscaping, layout and scale) pursuant to 13/19051/OUT
Land Between Quarry Cottage To North And Health Centre To South Knightley Road Gnosall
O. S. Reference: 382648 321449

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

1. The development hereby permitted shall be begun before the expiration of one year from the date of this permission.
2. This approval of reserved matters in respect of appearance, landscaping, layout and scale is granted pursuant to outline planning permission 13/9051/OUT and the approved development shall comply in all respects with the terms of that outline permission and the conditions imposed on it.
3. This approval of reserved matters shall be carried out in accordance with the following listed plans and documents except insofar as may be otherwise be required by other conditions to which this permission is subject:
586-LOC-01
A665 01 H
A665 02 D
A665 3 D
A665 04 D
A665 05 D



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Issued Date 15 January 2016

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TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

A665 06 D
A665 8 B
A665 11 A

House Types Elevations and Floor Plans: A665 10; A665 11; A665 12; A665 13; A665 14; A665 15; A665 17; A665 18; A665 19; A665 20; A665 21; A665 22; A665 23; A665 24; A665 25; A665 26; A665 28; A665 29; A665 30; A665 31; A665 32; A665 33; A665 34; A665 35; A665 36; A665 37

c-1347-01 Revision C
c-1347-02 Revision C
J295/Access/Fig 1 B

Additional information - email from Geoff Perry Associates dated 13 January 2016 14:04

4. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the local planning authority, unless the local planning authority gives written consent to any variation.
5. No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule. Any plants or trees that are removed or die or become seriously damaged or diseased within a period of 5 years from the date of planting shall be replaced with others of similar size and species in the next planting season, unless the local planning authority gives written consent to any variation.



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6. The garages indicated on the approved plan shall be retained for the parking of motor vehicles and cycles and shall at no time be converted to living accommodation without the prior express consent of the local planning authority.

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

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To define the permission.
3. To define the permission.
4. In the interests of amenity and to ensure a satisfactory form of development.
5. In the interests of amenity and to ensure a satisfactory form of development (Policy N4 of The Plan for Stafford Borough).
6. To ensure the retention of adequate off-street facilities in the interests of the safety and convenience of users of the highway. (Policy T2 (a) of The Plan for Stafford Borough).

INFORMATIVE(S)

- 1 The local planning authority considers the proposal to be a sustainable form of development and therefore complies with the provisions of the National Planning Policy Framework.



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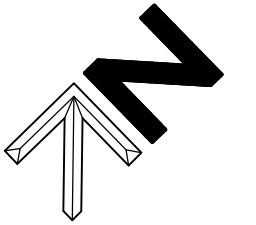
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TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

- 2 That the attention of the applicant be drawn to the comments of the Staffordshire Police Crime Reduction Unit, Staffordshire County Council Principal Rights of Way Officer and of the Highway Authority as submitted in response to consultations on this application. All comments received can be viewed online through the planning public access pages Council's website (www.staffordbc.gov.uk).

Head of Planning and Regeneration
On behalf of the Council



REVISIONS



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**PROPOSED DEVELOPMENT
AT
KNIGHTLEY ROAD
GNOSALL**

LOCATION PLAN

CAD REF	PICEA DESIGN LTD/586-LOC-01
DATE	JUNE 2018
SCALE	1:1250 @ A3
DRAWING No.	

KNIGHTLEY ROAD GNOSALL

586-LOC-01



Appeal Decision

Inquiry opened on 27 August 2014

Site visit made on 29 August 2014

by Richard McCoy BSc MSc DipTP MRTPI IHBC

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 24 October 2014

Appeal Ref: APP/Y3425/A/14/2210911 Knightley Road, Gnosall, Staffordshire

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Grasscroft Homes and Property Ltd against the decision of Stafford Borough Council.
 - The application Ref 13/19051/OUT, dated 24 July 2013, was refused by notice dated 6 November 2013.
 - The development proposed is the erection of up to 55 no dwellings, provision of open space and access works.
-

Procedural matters

1. The application was submitted in outline with matters of scale, layout, appearance and landscaping reserved for future determination, though an indicative layout was supplied and a number of details given in the Design and Access Statement.
2. A signed S106 Unilateral Undertaking (UU) was submitted by the appellant. This covers the provision of affordable housing units, an education contribution, provision of public open space, a Cannock Chase Special Area of Conservation contribution and sports provisions. I return to these matters below.
3. In order to assist the efficient use of Inquiry time an informal round table session was held on day 3 which considered the amount and deliverability of housing to be expected from the Council's identified Strategic Development Locations, as a contributor to the Council's 5 year housing land supply. In addition, the appellant's witnesses who were going to give evidence on highways and transport, viability, and agricultural land quality (Mr Dolan, Mr Coulter and Mr Reeve) were not called.
4. Since the Council made its decision, the saved policies of the adopted Stafford Borough Local Plan 2001 (LP), referred to in its Decision Notice, have been replaced by the policies of the Plan for Stafford Borough 2011-2031 (PfS) adopted 19 June 2014. Specifically, the parties directed me to PfS Policies SP2, SP3, SP4, SP7, N1 and N8. I have dealt with the appeal on this basis.
5. The objectively assessed housing need in the PfS is subject to a challenge that as yet has not been determined. Nevertheless, subject to the judgement in *Wakil Abdul v Hammersmith* [2013] EWHC 2833 (Admin) No2 that reduced weight could lawfully be given by a decision maker to an adopted policy which

was under challenge, it was agreed by the parties that the housing need of 500 per annum as set out PfS should be the starting point for the assessment of the 5 year housing land supply. I have dealt with the appeal on this basis.

Decision

6. The appeal is allowed and outline planning permission is granted for the erection of up to 55 no dwellings, provision of open space and access works at Knightley Road, Gnosall, Staffordshire in accordance with the terms of the application Ref. 13/19051/OUT, dated 24 July 2013, subject to the conditions in the attached Annex.

Main Issues

7. The effect of the proposal on the character and appearance of the area and whether this would be a sustainable form of development having regard to national and development plan policies in respect of housing land supply.

Reasons

Background

8. The appeal site is an agricultural field which extends to around 3.6 hectares and is located on the edge of Gnosall, adjoining the village green and Gnosall Health Centre (GHC). It stands close to a recently approved housing development (the Bellway Homes scheme) which is also on the periphery of the settlement. Proposed is a development of up to 55 dwellings the access to which would be from Knightley Road, around 55m from the boundary with GHC. PfS Policy SP3 identifies Gnosall as a Key Service Centre (KSV) and therefore suitable for housing development. The appeal site is included in the Strategic Housing Land Availability Assessment (SHLAA) which provided part of the evidence base for the PfS.
9. The appeal site is situated outside the former residential boundary for Gnosall as it existed under the superseded LP Policy HOU3. PfS Policy SP7 states that settlement boundaries will be established for the Sustainable Settlement Hierarchy defined in Policy SP3 and I heard that this is likely to take the form of an Allocations Development Plan Document, the preparation of which is at an early stage. In the meantime, I heard that proposals which come forward would be assessed against the criteria of PfS Policy SP7.
10. It is anticipated that around 12% of new housing in the Borough over the plan period will be directed to KSVs (PfS Policy SP4) and it is recognised (PfS paragraphs 6.27 and 6.40) that the amount of development in each KSVs may vary due to policy constraints such as Green Belt and access to employment. Gnosall is not constrained by an environmental designation such as the Green Belt and is the largest of the KSVs. It is acknowledged in the SHLAA and in the PfS (paragraph 6.27) that the KSVs have the capacity to accept additional growth and that development to meet the 537 housing requirement for the KSVs is likely to take place on peripheral sites (table at PfS page29 and paragraph 6.40).

Suitable location for housing having regard to the area's character and appearance

11. The Council is concerned that the proposal would conflict with criteria a, f and g of PfS SP7. With regard to the former, as the appeal site abuts the GHC and

the village green, I consider the proposal would be adjacent to an existing settlement and would not conflict with this criterion. With regard to criteria f and g, the appeal site, while not covered by any particular designation in landscape terms, is situated within National Character Area 6, "Shropshire, Cheshire and Staffordshire Plain" and more specifically is identified as Ancient Clay Farmlands (ACF) in the *Planning for Landscape Change Supplementary Planning Guidance 2001*. Although prepared as guidance for the Staffordshire and Stoke on Trent Structure Plan 1996-2011, it carries some weight in this matter as it was used as part of the evidence base for PfS. The key characteristics of the ACF landscape character area (LCA) include; mature hedgerows, narrow winding lanes, small woodland areas, gently rolling farmland, dispersed settlements and field ponds.

12. The main parties agreed that the appeal site, as a field with hedges containing some trees, (4 trees on the Knightley Road boundary are subject to a Tree Preservation Order) was an "ordinary and everyday" landscape and I have no reason to demur from this description. The parties agreed its landscape value to be medium, with landscape condition being good whilst sensitivity to change was assessed as moderate. Furthermore, at around 3.6 hectares the appeal site is of a modest scale. In which case, any impact on the overall ACF LCA would be negligible. Moreover, I heard that the appeal site does not stand within the most sensitive part of the ACF LCA as this is situated to the south of Gnosall.
13. I agree with the Council's officer who in the report to Committee concluded that the impacts of the proposal would be limited to the local area within which the appeal site is located rather than wider ACF LCA. During my visit I observed that the appeal site sits on the same contour as a large part of Gnosall such that the proposal would not be a prominent feature either in relation to the rest of the settlement or the wider landscape. Against this background and given the modest size of the appeal site, I consider the proposal would integrate itself successfully with Gnosall in terms of visual impact and scale. It would not therefore appear as an incursion into the open countryside.
14. In my judgement, in terms of SP7 criteria "f" and "g", the proposal would have no unacceptably negative effects upon the characteristic landscape features of the area. Rather it would respond to the factors that currently limit landscape character. In particular, the proposal would bring forward landscape enhancements to existing on-site features such as hedgerows, trees and a pond which could be secured by conditions attached to any grant of outline planning permission. In so doing, it would address the findings of the LCA and avoid adverse impacts on the special character of the wider landscape. It would also provide landscaping measures to mitigate the impact to the immediate area. Overall the proposal would respond positively to PfS Policies N1 criteria g and h; N4 criteria c, f and i; and N8.
15. This is demonstrated, by reference to the visual impacts of the proposal. The main parties broadly agreed upon a zone of theoretical visual influence within which a series of viewpoints were identified. Notwithstanding the Council's criticisms of the appellant's Landscape Visual Impact Assessment (LVIA) prepared by Camlin Lonsdale and its review by TPM Landscape, I consider that the landscape and visual baseline as well as the extent of the study area for the LVIA were acceptable for the scale of development proposed.

16. The selected view points show that due to the intervening, undulating landform and vegetation, views of the proposal would be limited. In addition, enhancement of the setting could be achieved by the proposed landscaping which could be secured by condition, albeit some of which would take a while to reach maturity. No long distance views were identified by the main parties and of the intermediate views assessed, concerns were raised regarding the effect on receptors using the Millennium Way long distance foot path. However, I observed that over the distance concerned, the proposal would occupy a small part of the observable panorama and would be at an oblique angle to the direction of travel. As such, any impact would be negligible as it would be of a short duration as walkers progress along the path, across a vista that includes mature vegetation.
17. With regard to near distance views, several paths criss-cross the countryside linking Gnosall with nearby settlements and any peripheral development would impact upon views from these public rights of way (PROW). It would not be feasible to completely screen from view a development such as this and it is accepted in the PfS that peripheral development is likely to take place in KSVs such as Gnosall. While potential alternative sites were suggested by the Council, these came with different constraints including an effect on a heritage asset. In any event, development at the alternative sites would also have a visual impacts on users of PROWs near to the edge of Gnosall.
18. In my judgement, the effect of the proposal on walkers using these PROWs would be softened to some extent by existing and proposed planting, and views would be short lived when the entire length of each PROW is taken into account. Furthermore, when walking away from Gnosall the view would not be solely of the development as views of the countryside would still be apparent. In the opposite direction, when walking towards the village, the walker would be anticipating entering a built up area so the proposal would not be a stand out feature. In which case, I consider the effect of the proposal would be slight.
19. As stated above, it is my view that the village green and medical centre are integral parts of the village and abut the appeal site. The village green, although on the periphery, is nevertheless close to existing housing and a busy road. As such it did not strike me as a tranquil backwater but rather as a busy part of the village with passing cars and residents using the green for leisure/recreational activities. I do not consider that the proposal would harmfully alter the character of this space, particularly as it would be sheltered from it by an existing large hedgerow which also contains some trees. This could be further enhanced by planting which could be secured by conditions attached to any grant of outline planning permission.
20. Accordingly, I consider the proposal would not impact adversely on the special character of the area and would appropriately address the findings of the LCA, taking account of the enhancement actions of this particular landscape policy zone. Any small deterioration in landscape quality that might initially occur to the immediate setting of the proposal would be mitigated by the landscaping proposals that could come forward by way conditions attached to any grant of outline planning permission. These would mitigate the effects of the scheme in the medium to longer term. Consequently, there would be no unacceptable harm arising from the proposal to landscape character and it would not conflict with PfS Policies SP7, N1, N4 and N8.

Sustainable development

21. The NPPF confirms that there are 3 dimensions to sustainable development: economic, social and environmental. It is common ground that the proposal would be situated in a sustainable location. Furthermore, with regard to the economic role, the proposal would provide construction work and bring new inhabitants to the village, which would help to support the local facilities. The provision of affordable housing, a matter to which I return below, would improve the tenure mix and widen the opportunities for those in the area who wish take their first steps on the housing ladder. All of these matters assist in the performance of a social role by supporting the local community.
22. In terms of the environmental role, Gnosall is a designated KSV offering public transport links and a range of services. Although there would be the loss of a green field and some "best and most versatile land" in respect of agricultural land quality, I consider that there would be no conflict with PfS Policy. Moreover, the agricultural land is not of the highest value and represents a small amount of the overall resource in the Borough. As such, the parties agreed that this was not a determinative issue in the appeal and from my assessment of the proposal, I have no reason to disagree.
23. In addition, the scheme would provide an area of public open space which could be secured through the submitted UU (which I also address below) were outline planning permission to be granted and the Council confirmed at the Inquiry that it considered that the matter of a carbon zero development could be dealt with through the building regulations. The Council did not therefore consider there to be any conflict with PfS Policy N2. I again have no reason to disagree and consider that it is likely that the proposal could assist with achieving high environmental standards. Accordingly, I am satisfied that the proposal, in its totality, would amount to sustainable development.

Other matters

24. The parties disputed whether or not the Council could demonstrate an up to date 5 year supply of housing land. The Council was satisfied in the light of the recently adopted PfS, and taking comfort from recent correspondence (D4 email correspondence) from developers relating to larger sites, particularly the Strategic Development Locations (SDL) in the Borough, that it has a 5 year supply.
25. The Council estimated its supply, accepting a 20% buffer for past under delivery and a 10% non-build out rate applied to smaller sites and those large sites for which no contact was made with the developer, to be around 3,362 dwellings or 5.0 years (based on the 5 Year Housing Land Rebuttal (Document D3) estimate of an annualised housing requirement of 672 i.e. 500 + 20% buffer to which is added the shortfall of 629 which is itself divided by 5 to spread it across the 1st 5 years of the plan). The appellant disagreed arguing that the correspondence with developers, produced by the Council, could not be taken as demonstrating the claimed level and timing of housing development. In which case, the supply was estimated by the appellant to be around 3.9 years.
26. In my judgement, I have no reason, to dismiss the evidence set out in the submitted email correspondence with developers as unreliable although I note the table in PfS paragraph 6.53 applies a 10% discount to all commitments. I

also note that the appellant agreed that the Council has not historically applied a 20% buffer to any historic under supply. My attention was drawn to a recent decision by the Secretary of State ref. APP/H1840/A/13/2199085 & 2199426 where it was applied. However, this Council's uncontested evidence was that in the previous appeal it was concluded that it was correct to add the buffer to the backlog because that had been that Council's past historic approach from which it had departed for no clear reason.

27. In any event, in the case before me I have found that the proposal would be policy compliant and whether or not a housing land supply can be demonstrated is not determinative in this appeal. Furthermore, the NPPF makes clear that the aim is to significantly boost the supply of housing which this proposal would help to achieve.
28. A Transport Statement was submitted as part of the planning application. Following the submission of additional information regarding the impact of the proposal on a nearby mini roundabout junction, the highway authority confirmed that it had no objections to the scheme subject to highways conditions. From my assessment, I have no reason to disagree.
29. With regard to flood risk, trees and biodiversity, I note that the Environment Agency and Severn Trent Water raised no objections to the proposal on the basis of the submitted Flood Risk Assessment/Drainage Strategy Report (FRA); the Council's Tree Officer raised no objections as all existing boundary trees and hedgerows are to be retained, and the Council's Biodiversity Officer and natural England, on the basis of the submitted Ecological Appraisal raised no objections. Subject to the conditions suggested by these consultees relating to carrying out the development in accordance with the FRA, approval and implementation of details for surface water disposal, tree root protection, submission of planting details, prevention of hedge/tree works during the nesting season and a method statement for the protection of badgers, I have no reason to disagree.
30. My attention was drawn to the emerging Neighbourhood Plan (NP). It is at an early stage in its preparation with the Questionnaire having been sent out and the responses collated. It has several stages to complete before being examined and put to a referendum. NPPF Paragraph 216 indicates that from the day of publication, decision takers may give weight to the relevant policies in emerging plans according to, amongst other factors, the plan's stage of preparation - the more advanced the preparation the greater the weight may be given. So, whilst the Questionnaire responses may give an indication of how local people might wish to their village develop, the NPPF indicates that the NP is afforded limited weight, since it is at an early stage in the adoption process. Moreover, the Planning Practice Guidance (the guidance) makes clear that a NP should be in general conformity with the development plan, and should not promote less development than is required to meet the housing needs of the area.
31. Concerns were also raised by local residents that Gnosall, as a result of this proposal (when considered with other approved and pending housing schemes), would be accepting "more than its fair share of development". It was also argued that if Gnosall is to expand it should be done in the context of an Allocations DPD or a NP. However, as mentioned above, the adoption of both of these documents is some way off. Furthermore, I have assessed the

proposal against the adopted development plan and national policies and guidance, and found it to be in conformity. Moreover, the housing requirement figure in the PfS is a minimum and the NPPF aims to significantly boost the supply of housing.

Unilateral Undertaking

32. The appellant's UU would provide affordable housing at a rate of 40%. The Council confirmed at the Inquiry that it was content with this level of provision and from my assessment it complies with the requirements of PfS Policy C2. Furthermore, the education contribution would accord with the requirements of PfS Policy I1 and the County Council's Education Planning Obligations Policy, while the open space provision and contribution towards the Cannock Chase Special Area of Conservation accord with PfS Policies C7 and N6 respectively. In my judgement, the UU provisions are directly related to the development and reasonably related in scale and kind. As such the UU passes the tests set out in the NPPF and satisfies the requirements of regulation 122 of The Community Infrastructure Levy Regulations 2010. I can therefore give it considerable weight.

Conclusions

33. I have concluded that the proposal would not conflict with PfS Policies SP7, N1, N4 and N8. I have also considered the 3 dimensions of sustainable development as set out in the NPPF and found that the proposal would be in conformity. In addition, the proposal would add to the supply of affordable housing. Accordingly, for the reasons given above, I conclude that the appeal should be allowed.

Conditions

34. The parties suggested several conditions which were discussed at the Inquiry. I have considered all of the conditions in the light of the advice within the NPPF and the guidance. In the interests of good planning, it is necessary to impose conditions setting out time limits regarding the submission of reserved matters and to relate development to the submitted plans. I have also, in the interests of good planning, imposed the agreed conditions relating to the submission of landscaping and public open space details.
35. Conditions are also necessary in the interests of road safety to ensure that visibility splays are provided; parking, drainage and surfacing materials details are submitted for approval; an off-site traffic management scheme is approved and implemented and off-site highway works constructed, before the development is occupied. In addition, in the interests of flood prevention, I shall attach conditions requiring the development to be carried out in accordance with the submitted FRA and an approved sustainable drainage scheme, along with a condition to ensure the finished floor levels are above flood risk level.
36. Further conditions are necessary to ensure the provision of adequate drainage facilities and to protect trees, shrubs and hedgerows in the interests of safeguarding adjacent watercourses and the area's visual amenity. While in the interests of preventing harm to legally protected species, conditions are necessary to ensure that works are not undertaken in the bird nesting season

and to require the submission of a method statement for the protection of badgers.

37. It is also necessary to attach conditions to ensure that details of means of enclosure are submitted and that such works are carried out in accordance with the approved details in the interests of visual and residential amenity. Finally, in the interests of residential amenity, a condition is required to control working hours during the construction of the approved development.

Richard McCoy
INSPECTOR

- D14 Viability & Deliverability Report for Northern & Western Strategic Development Locations
- D15 Plan for Stafford Borough Schedule of Main Modifications
- D16 Plan for Stafford Borough Background Statement September 2013
- D17 Mr Windmill closing remarks
- D18 Ms Gregory closing remarks

Plans handed in at the Inquiry

- P1 Landscape Policy Zones in Staffordshire

ANNEX

Conditions:

1. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 2 years from the date of this permission.
2. This is a grant of outline consent only and before the development is commenced details of the scale, siting, appearance and landscaping of the site, (the reserved matters) shall be submitted to and approved in writing by the Local Planning Authority.
3. The development hereby permitted shall be begun before the expiration of 1 year from the date of approval of the last of the reserved matters to be approved.
4. This permission relates to the originally submitted details and specification and to the following drawings numbers 586-LOC-01 and J295/Access/Fig 1 B, except where indicated otherwise by a condition attached to this consent, in which case the condition shall take precedence.
5. Landscaping details to be submitted in pursuance of Conditions 1 and 2 shall include structural planting, the retention of existing trees and hedgerows and an implementation programme.
6. Details to be submitted in pursuance of Conditions 1 and 2 shall include a 0.9 hectares area of Public Open Space along the north-west boundary of the site with Hollies Brook, including details of a timescale for its provision. This area shall include a play facility for use by the under 12's age group which shall include at least 5 items of play equipment. The open space area shall subsequently be provided in accordance with the approved details and thereafter retained for such purpose and no walls fences or other means of enclosure shall be erected on or around any part of the open space area.
7. No other construction works shall commence on site until the access and visibility splays shown on drawing number J295/Access/Fig 1 B have been

provided and completed to Binder Course. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.

8. No development hereby approved shall be commenced until full details of the following have been submitted to and approved in writing by the Local Planning authority:
 1. Parking, turning and servicing within the site curtilage;
 2. Means of surface water drainage;
 3. Surfacing materials.The development shall thereafter be implemented in accordance with the approved details and be completed prior to first occupation of the development.
9. The development hereby permitted shall not be commenced until an off-site traffic management scheme comprising of:
 1. a site compound,
 2. parking facilities for site operatives and visitors,
 3. loading and unloading of plant and materials,
 4. storage of plant and materials used in constructing the development, and
 5. wheel wash facilitieshave been submitted to and approved in writing by the Local Planning Authority.
The approved traffic management scheme shall thereafter be implemented prior to any works commencing on site and maintained throughout the construction period for the development.
10. Prior to first occupation of any dwellings hereby approved, the following off-site highway works shall have been constructed in accordance with the approved plans:
Construction of a new footway fronting Gnosall Health Centre from the site entrance to the junction of Knightley Road/Brookhouse Road.
11. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk assessment (FRA) Michael Lambert Associates Ref 8972 dated 19 July 2013 Version 02 and the following mitigation measures detailed within the FRA:
 1. limiting the surface water discharge to the Greenfield Qbar surface water run-off for all storm events up to and including the 1 in 100 year critical rain storm plus an allowance for climate change so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site, and
 2. the undertaking of infiltration testing to establish ground conditions and assess the suitability of the site for the provision of SuDs.The mitigation measures shall be fully implemented prior to occupation and subsequently 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.
12. No development shall take place until a surface water drainage scheme, together with timescales for implementation, 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.

13. Finished floor levels should be set a minimum of 600 mm above the 1 in 100 year plus climate change flood level.
14. The development hereby permitted shall not commence until drainage plans for the disposal of foul sewerage, together with timescales for implementation have 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 first brought into use.
15. No trees, large shrubs or hedgerows shall be uprooted, felled, lopped, topped, or cut back in any way until a scheme has been approved that specifically allows such works. The works shall then take place in accordance with the agreed scheme.
16. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the 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.
17. All trees, shrubs, hedges and bushes which are to be retained in accordance with the approved plans and particulars shall be protected in accordance with the BS 5837: 2012 "Trees in Relation to design, demolition and establishing a Root Protection Area (RPA) around each tree, shrub, hedgerow or bush, in accordance with the recommendations of BS 5837: 2012. All RPAs must be enclosed by suitable fencing, as specified by BS 5837: 2012 or as agreed in writing with the local authority or, where specifically approved, protected using ground protection measures to the satisfaction of the local planning authority. No works or alterations to existing ground levels or surfaces shall be undertaken within the RPAs without the prior written approval of the local planning authority. No materials, equipment or vehicles

are to enter or be stored within the RPAs. No materials that are likely to have an adverse effect on tree health such as oil, bitumen or cement will be stored or discharged within the RPAs. No fires will be lit within 20 metres of the trunk of any tree that is to be retained. All tree protection measures shall be agreed in writing with the local planning authority and their installation undertaken before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

18. 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, hedgerows or shrubs will be adequately protected during such a process.
19. Works to hedgerows and trees shall not be undertaken in the bird nesting season (March to August) unless it can be demonstrated that breeding birds will not be affected, through the submission, approval in writing by the local planning authority and subsequent implementation in accordance with the approved details of a method statement for the protection/avoidance of nesting birds. This may include timing of work, pre-work checks, avoiding nesting areas.
20. Prior to the commencement of development a method statement, including appropriate mitigation measures, to ensure the protection of badgers and their habitats shall be submitted to and approved in writing by the local planning authority. The development shall subsequently be undertaken in accordance with the approved details.
21. Before the development is commenced details of the height, type and position of all site and plot boundary walls, retaining walls, fences and other means of enclosure to be erected on the site shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details within 1 month of the dwelling(s) being occupied and shall thereafter be retained.
22. All works, including demolition, site works and construction together with deliveries to the site shall only take place between the hours of 08.00 and 18.00 on Mondays to Fridays inclusive and between 08.00 and 14.00 on Saturdays and not at all on Sundays or Bank Holidays. In addition delivery vehicles shall not park on the access highways to the site.



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Date Registered 6 August 2013
Decision Date 6 November 2013
Issue Date 13 November 2013

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF OUTLINE PERMISSION

Application No: 13/19051/OUT
Proposed Development: Erection of up to 55 dwellings, provision of open space and access works (all matters reserved except access)
Location: Land Between Quarry Cottage To North And Health Centre To South, Knightley Road, Gnosall
O. S. Reference: 382646 321452

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

1. The proposal is for the construction of dwellings on land which lies outside and is physically separated from existing residential development in Gnosall as defined by the Residential Development Boundary for Gnosall, with open land on three and a half sides of the site. This would necessitate the loss of good quality agricultural land and in such a setting the proposed development would constitute a significant intrusion into open countryside with an unacceptable adverse visual impact, detracting from the character and appearance of the surrounding rural area, with a loss of visual amenity. The proposed development is, therefore, contrary to the National Planning Policy Framework paragraphs 17 and 112 and to the provisions of Saved Policies E&D2, E&D7 (iii) and (iv), E&D8 and HOU3 of the Stafford Borough Local Plan 2001.

Stafford Borough Council

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TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF OUTLINE PERMISSION

INFORMATIVES(S)

1. The Local Planning Authority has worked in a positive and proactive manner in dealing with this application and entered into pre-application discussion with the applicant, however it is considered that the applicant is unable to overcome the principle concerns in respect of the proposal being a significant intrusion into open countryside with an unacceptable visual impact, detracting from the character and appearance of the surrounding rural area.

Head of Planning and Regeneration
On behalf of the Council

Stafford Borough Council

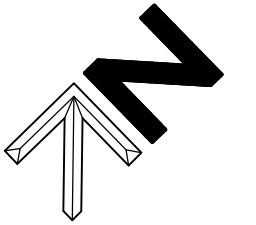
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**PROPOSED DEVELOPMENT
AT
KNIGHTLEY ROAD
GNOSALL**

LOCATION PLAN

CAD REF	PICEADSIGN LTD/586-LOC-01
DATE	JUNE 2018
SCALE	1:1250 @ A3
DRAWING No.	

KNIGHTLEY ROAD GNOSALL

586-LOC-01



Stafford And Rural Homes	Date Registered	24 April 2012
C/O Walker Troup Architects	Decision Date	17 July 2012
FAO Mr Mark Bould	Issued Date	17 July 2012
52 Lyndon Road		
Sutton Coldfield		
Birmingham		
West Midlands		
B73 6BS		

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TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Application No:	12/17041/FUL
Proposed Development	30 houses; vehicular access
Location	Land At Lowfield Lane Stafford Road Gnosall
O. S. Reference:	383145 320693

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

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
2. The approved plans are drawing nos. 1120-02-50D; -51D; -54A; -70; -71C; -100A; -101; -102; -103;-104;-105; -106A; -107A; -108; -109; -110; -111; -112; -113; -114; -115; -116; -117; -118; -119; -120; -121; -122B; 123B; -124C; -125; -126; -127; -128B; -129B; -130B; -131; -132; -133A; -134A; and -135A.
3. The approved external materials to be used in the construction of the dwellings are those detailed in the submitted "External Materials Schedule - Project ref. 1120-02 - Date: 03-04-2012".
4. The front elevations of Plots 19 to 25 inclusive shall face north-west.
5. No dwelling shall be occupied until the gates, fences and means of enclosure within the application site and shown on drawing nos. 1120-02-50D, -54A and -71C have been constructed and thereafter they shall be retained.

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TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no gates, fences, walls or other means of enclosure shall be erected without the prior permission of the Local Planning Authority.
7. The development shall not be brought into use until the space(s) shown on the approved plan for the parking and manoeuvring of vehicles has been provided and the space(s) shall thereafter be retained.
8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development)(Amendment)(No.2)(England) Order 2008 or as may be subsequently amended, no development described in Part 1 of the Schedule under Class A - the enlargement or extension of a dwellinghouse; Class B - enlargement of a dwellinghouse consisting of an addition or alteration to the roof; and Class C- any other alteration to the roof shall be carried out without the prior written permission of the Local Planning Authority.
9. Notwithstanding any information in the application, no development shall be commenced unless and until a soft landscaping scheme that includes selective tree and hedge retention and new tree and hedge planting has been submitted to and approved in writing by the Local Planning Authority.
10. The landscaping and planting scheme approved in pursuance of condition(s) 9 of this permission shall be implemented within eight months of the development being brought into use.

Stafford Borough Council

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TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

11. Any tree, hedge or shrub planted as part of a landscaping scheme (or replacement tree/hedge) on the site and which dies or is lost through any cause during a period of 5 years from the date of first planting shall be replaced in the next planting season.
12. Notwithstanding any information on the approved plans, no development shall commence until amended details of the access road showing a minimum carriageway width of 5m, 1.8m wide service verges and 1.8m wide footways have been submitted to and approved in writing by the Local Planning Authority. Thereafter no dwelling shall be occupied until the approved access road has been constructed and surfaced in a bound material.
13. No dwelling shall be occupied unless and until the widening of Lowfield Lane and the provision of a 2m wide footway, as shown on drawing no. 1120-02-51 D, and the provision of an uncontrolled pedestrian crossing to Lowfield Lane has been carried out.
14. No development shall commence until the access to the site shown on drawing no. 1120-02-51D has been constructed and surfaced in a bound material for a minimum distance of 10m to the rear of the highway boundary and the visibility splays shown on that plan constructed. Thereafter, the splays shall be kept free of all obstructions over 600 mm in height above the highway carriageway level.

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Stafford And Rural Homes
C/O Walker Troup Architects
FAO Mr Mark Bould
52 Lyndon Road
Sutton Coldfield
Birmingham
West Midlands
B73 6BS

Date Registered	24 April 2012
Decision Date	17 July 2012
Issued Date	17 July 2012

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15. Notwithstanding any information in the application, no development shall be commenced 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. It shall demonstrate that 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. It shall also make provision for surface water interception to the rear of the highway boundary for all driveways and parking areas. Thereafter, no dwelling shall be occupied until the approved scheme has been constructed and it shall be retained.
16. The development and the means to comply with condition 15 shall only be carried out or designed in accordance with the submitted Hydrock Flood Risk Assessment reference R/C11369/00 dated April 2012.
17. No development shall commence unless and until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. It shall show the locations of a site compound with any associated cabins, parking space for site operatives and visitors, space for the unloading/loading and storage of materials, plant, etc., and wheel washing facilities. Thereafter the dwellings shall only be constructed in conjunction with the implementation of the approved method statement.



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TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development)(Amendment) (No.2)(England) Order 2008 or as may be subsequently amended, the carport to Plot 5 hereby approved, once constructed, shall be retained for the parking of vehicles. It shall not be used as or be converted to habitable accommodation at any time.
19. The dwellings shall not be occupied except as affordable housing as defined in Annex 2: Glossary of the National Planning Policy Framework which states: -

Affordable housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers(as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing.

Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

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Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as "low cost market" housing, may not be considered as affordable housing for planning purposes.

20. No development shall be commenced unless and until a written agreement on housing occupation nominations stating that only those people with a local connection to Gnosall Parish would be housed in the dwellings hereby permitted has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the dwellings shall only be occupied in accordance with that agreement.
21. Notwithstanding the provisions of Section 55(2)(a)(i) of the Town and Country Planning Act 1990 as amended, the internal roof spaces of the dwellings hereby permitted shall not be converted to or adapted for habitable accommodation without the prior written permission of the Local Planning Authority.

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

1. The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. To define the permission.

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3. To define the permission.
4. For the avoidance of uncertainty as to what is permitted
5. To safeguard the amenities of the area. (Saved Policy E&D1(iv) of the Stafford Borough Local Plan 2001).
6. To safeguard the character and appearance of the area. (Saved Policy E&D1(ii) of the Stafford Borough Local Plan 2001).
7. To ensure the provision of adequate off-street facilities in the interests of the convenience and safety of users of the highway. (Saved Policy MV10d of the Stafford Borough Local Plan 2001).
8. To ensure satisfactory space around dwellings is retained and to ensure the dwellings continue to meet current affordable housing needs in terms of size (Saved Policies E&D1(iv) and HOU19 of the Stafford Borough Local Plan 2001)
9. To safeguard the character and appearance of the area. (Saved Policy E&D1(ii) of the Stafford Borough Local Plan 2001).
10. To safeguard the character and appearance of the area. (Saved Policy E&D1(ii) of the Stafford Borough Local Plan 2001).
11. To safeguard the character and appearance of the area. (Saved Policy E&D1(ii) of the Stafford Borough Local Plan 2001).
12. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10a of the Stafford Borough Local Plan 2001).

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13. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10a of the Stafford Borough Local Plan 2001).
14. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10a of the Stafford Borough Local Plan 2001).
15. To safeguard from the risk of flooding (Saved Policy E&D50 of the Stafford Borough Local Plan 2001)
16. To safeguard from the risk of flooding (Saved Policy E&D50 of the Stafford Borough Local Plan 2001)
17. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10a of the Stafford Borough Local Plan 2001).
18. To ensure the provision of adequate off-street facilities in the interests of the convenience and safety of users of the highway. (Saved Policy MV10d of the Stafford Borough Local Plan 2001).
19. Planning permission is only granted in exceptional circumstances for housing in the countryside where it provides affordable housing (Saved Policy HOU19 of the Stafford Borough Local Plan 2001 and Paragraph 54 and Annex 2: Glossary of the National Planning Policy Framework)
20. Planning permission is only granted in exceptional circumstances for housing in the countryside where it provides affordable housing (Saved Policy HOU19 of the Stafford Borough Local Plan 2001 and Paragraph 54 of the National Planning Policy Framework)
21. To ensure that the dwellings continue to meet the current affordable housing needs in terms of size (Saved Policy HOU19 of the Stafford Borough Local Plan 2001)

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PERMISSION FOR DEVELOPMENT

INFORMATIVE(S)

- 1 The reasons for the grant of Planning Permission are set out in the 'Issues' section of the attached officer report. Longer reports include a separate 'Summary' section. The report also includes a separate 'Policies' section, which lists the relevant policies taken into account in the determination of the application. This is to comply with The Town and Country Planning (Development Management Procedure) (England) Order 2010.
- 2 The attention of the applicant is drawn to the attached observations of the Environment Agency and the Highway Authority.

Head of Planning and Regeneration
On behalf of the Council

12/17041/FUL

PLANNING



RED LINE PLAN
1:1250



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Contract
LOWFIELD LANE / STAFFORD ROAD, GNOSALL
 Date
May 2011

Client
STAFFORD AND RURAL HOMES
 Drawn By
MB

Checked By
SO

Sheet Title
RED LINE PLAN
 Drawing Number
1120-02-70



Bellway Homes (West Mids) Ltd	Date Registered	24 November 2014
C/O Hunter Page Planning Ltd	Decision Date	6 March 2015
Mr Giles	Issued Date	6 March 2015
Thornbury House		
18 High Street		
Cheltenham		
Gloucestershire		
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TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Application No:	14/21315/REM
Proposed Development	Reserved matters pursuant to permission 13/18821/OUT - erection of 68 dwellings (landscaping, layout, scale and appearance) Revised landscaping plan received
Location	Land Site 2 Adjacent To Land Off Lowfield Lane Gnosall
O. S. Reference:	383263 320588

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 permission relates to the originally submitted details and specification and to the following drawings, except where indicated otherwise by a condition attached to this consent, in which case the condition shall take precedence:-
Location Plan drawing no: 17219/1006
Planning layout drawing no: 17219/1003G
drawing no: ASH-PLAN-05
drawing no: BUX-PLAN-02
drawing No: STA-PLAN-08
drawing no: STA-PLAN-09
drawing no: YOX-PLAN-11
drawing no: BID-PLAN-10
drawing no: BID-PLAN-12
drawing no: BEN-PLAN-05
drawing no: BEN-PLAN-06
drawing no: SO2+- PLAN-05
drawing no: SO3-PLAN-06
drawing no - CHA-PLAN-15



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drawing no: GAR- SAL-100-B
drawing no GAR-SAL-101B
drawing no: MOR - ELEV-13
drawing no: MOR-PLAN-02
drawing no: 13/GAR/2C/01
drawing no: 13/GAR/DOU/01
drawing no: 13/GAR/DOU/04
drawing no: 13/GAR/2C/04
drawing no: 13/GAR/SIN/01
drawing 13/GAR/SIN/02
Boundary Treatment Plan
Massing Layout Plan
Tenure Layout Plan
Street Scenes AA BB
drawing no: 14-098-01 rev A

-
2. All soft landscape works and boundary treatments shall be carried out with the approved details shown on drawing numbers:
drawing number 14-098-01 rev A
drawing no 17219/1004
The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the local planning authority, unless the local planning authority gives written consent to any variation.
3. No development shall take place until measures to protect badgers from being trapped in open excavations and/or pipe and culverts is submitted to and approved in writing by the local planning authority. The measures shall include:



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- a) Creation of sloping escape ramps for badgers which may be achieved by edge profiling of trenches/excavations or by using planks placed into them at the end of each working day
 - b) Open pipe-work larger than 150 mm outside diameter should be blanked off at the end of each working day.
4. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.
- (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard BS 3998:2010 Tree Work.
 - (b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.
 - (c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all 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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5. No site clearance, preparatory work or part of the development shall be commenced nor equipment, machinery or materials brought onto the site until a scheme for the protection of all trees and hedges to be retained on site and those adjacent to the site has been submitted to and approved in writing by the local planning authority and has been put in place. These measures shall be carried out as described and approved and shall include:
- The submission of a Tree Protection Plan in accordance BS5837:2012 Trees in relation to design, demolition and construction - Recommendations.
 - The scheme shall include details of the erection of stout protective fencing in accordance with British Standard BS5837:2012, Clause 6.2.
 - Fencing shall be shown on the Tree Protection Plan and installed to the extent of the tree Root Protection Area (RPA) as defined in BS5837:2012 and as approved in writing by the local planning authority.
 - No materials, machinery or structures shall be stored or erected or the ground levels altered within the Root Protection Area (RPA) without prior written consent of the local planning authority.
 - The approved scheme shall be kept in place until all parts of the development have been completed and all equipment, machinery and surplus materials have been removed.
 - No alterations or variations to the approved tree protection scheme shall be made without prior written consent of the local planning authority.
 - No equipment, machinery or structure shall be attached to or supported by a retained tree.
 - No mixing of cement or use of other contaminating materials or substances shall take place within, or close to, a root protection area (RPA) that seepage or displacement could cause them to enter a root protection area.



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- No fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree within or adjacent to the site.
- 6. The development hereby permitted shall not be brought into use until the access, parking, servicing and turning areas have been provided in accordance with the approved plans
- 7. The garages indicated on the approved plan shall be retained for the parking of motor vehicles and cycles. They shall at no time be converted to living accommodation without the prior express permission of the Local Planning Authority.
- 8. No development shall take place until a method statement outlining measures to protect breeding birds is submitted to and approved in writing by the local planning authority. Any works to trees, hedgerows and site clearance works should not be undertaken in the nesting season (March to August), unless it can be demonstrated by the developer that breeding birds will not be affected
- 9. All materials shall be in accordance with the submitted finishes schedule (received 12/11/14) unless otherwise agreed in writing with the Local Planning Authority.

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

1. To define the permission.
2. To safeguard the character and appearance of the area (Policy N1h of The Plan for Stafford Borough).



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Mr Giles	Issued Date	6 March 2015
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PERMISSION FOR DEVELOPMENT

3. In order to ensure that the development does not result in damage or harm to badgers. (Policy N5 of the Plan for Stafford Borough and Paragraph 109 of the National Planning Policy Framework).
4. 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 N4 of the Plan for Stafford Borough).
5. 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 N4 of the Plan for Stafford Borough).
6. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
7. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
8. In order to ensure that the development does not result in harm to breeding birds. (Policy N5 of the Plan for Stafford Borough and Paragraph 109 of the National Planning Policy Framework).
9. To safeguard the character and appearance of the area (Policy N1h of The Plan for Stafford Borough).

INFORMATIVE(S)



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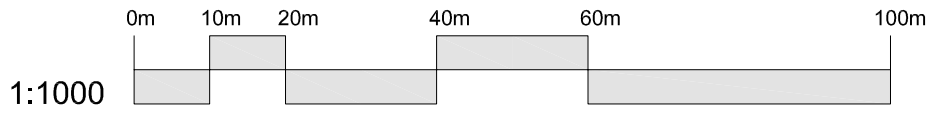
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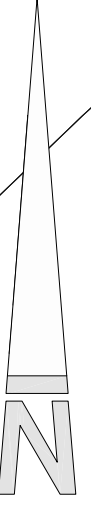
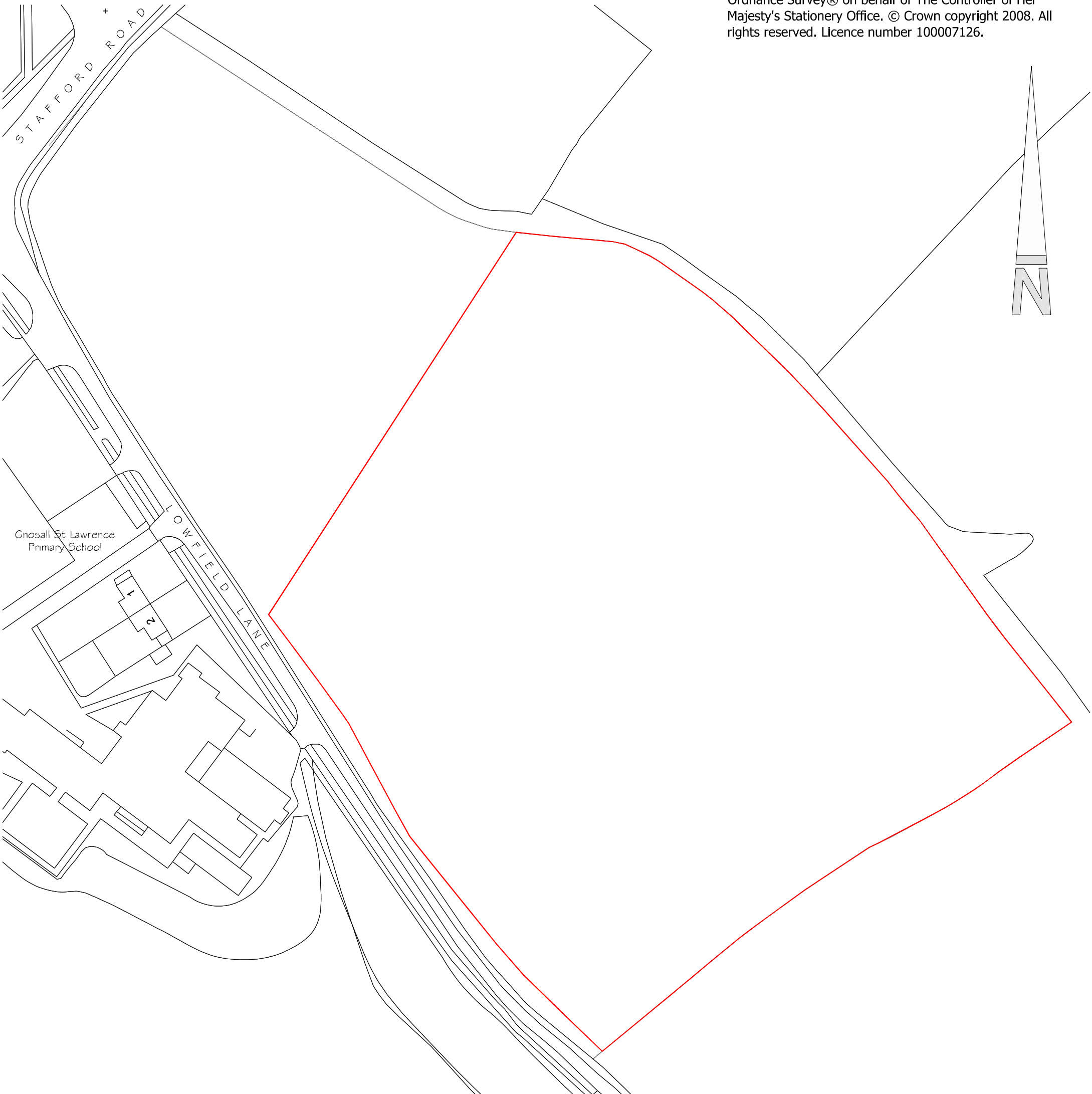
PERMISSION FOR DEVELOPMENT

- 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
- 2 That the applicants attention is drawn to the consultation comments of the Police Architectural Liaison Officer.
- 3 That the applicants attention is drawn to the consultation comments of the Highway Authority.

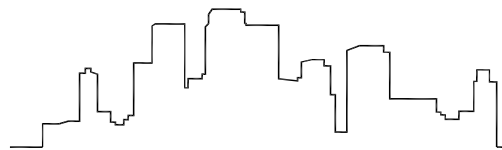
Head of Planning and Regeneration
On behalf of the Council



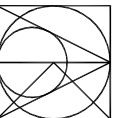
1. Contractors must check all dimensions on site. Only figured dimensions are to be worked from. Discrepancies must be reported to the Architect or Engineer before proceeding. © This drawing is copyright
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Revision	Description	Drawn	Checked	Date	
	Preliminary	Information	Tender	Construction	As Built



Woods Hardwick
Architects, Engineers and Development Consultants



Title **Residential Development
Lowfield Lane, Gnosall**

Details **Location Plan**

15-17 Goldington Road
Bedford
MK40 3NH
United Kingdom
T. +44 (0)1234 268862
F. +44 (0)1234 353034
mail@woodshardwick.com
www.woodshardwick.com

Saved : h\projects

Scale **1/1000@A3** Date **Sept 2014** Drawn **OCN** Chk **JAL**

17219/1006



Providence Land Ltd
C/O Howard Sharp And
Partners LLP
Mr Tom Hutchinson
70 Great Peter Street
London
SW1P 2EZ

Date Registered 14 June 2013
Decision Date 29 November 2013
Issued Date 29 November 2013

TOWN AND COUNTRY PLANNING ACT 1990

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PERMISSION FOR DEVELOPMENT

Application No: 13/18821/OUT
Proposed Outline application for residential development, up to 75
Development dwellings - means of access to be determined
Location Land - Site 2 Adjacent To Land Off Lowfield Lane
Gnosall
O. S. Reference: 383260 320586

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. 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.
2. This is a grant of outline consent only and before the development is commenced details of the scale, siting, appearance and landscaping of the site, (the reserved matters) shall be submitted to and approved in writing by the Local Planning Authority.
3. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.
4. This permission relates to the originally submitted details and specification and to the following drawings, except where indicated otherwise by a condition attached to this consent, in which case the condition shall take precedence:-
drawing no 13142/T02 rev B
drawing 0133/001 rev A
drawing no 01 (contract 1355/13)

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5. The development hereby permitted shall not commence until the access to the site as detailed on drawing No. 13142/T02 B has been provided and surfaced in a bound material for a minimum distance of 10.0m rear of the highway boundary. The access shall thereafter be maintained in a safe condition throughout the house building period.
6. The development hereby permitted shall not commence until the visibility splays shown on drawing No. 13142/T02 B have been provided. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 600mm above the adjacent carriageway level.
7. The development hereby permitted shall not be commenced until the details of the following off-site highway works have been submitted to and approved in writing by the Local Planning Authority:-

The widening of Lowfield lane and the provision of a 2.0m wide footway as detailed on drawing No. 13142/T02 B.

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

8. No development hereby approved shall be commenced until full details of the following have been submitted to and approved in writing by the Local Planning authority:

Layout of site including disposition of buildings and provision of parking, turning and servicing within the site curtilage;
Means of surface water drainage;
Surfacing materials;

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

9. The development hereby permitted shall not be commenced until an off-site traffic management scheme comprising of:
- i) a site compound;
 - ii) parking facilities for site operatives and visitors;
 - iii) loading and unloading of plant and materials;
 - iv) storage of plant and materials used in constructing the development;
 - v) wheel wash facilities;
- has been submitted to and approved in writing by the Local Planning Authority.

The approved traffic management scheme shall thereafter be implemented prior to any works commencing on site and maintained throughout the construction period for the development.

10. All works, including demolition, site works and construction shall only take place between the hours of 8.00 am and 6.00 pm Monday to Friday; 8.00 am to 2.00 pm Saturdays and not at all on Sundays or bank holidays.
11. Deliveries to the site shall only take place between the hours of 8.00 am and 6.00 pm Monday to Friday; 8.00 am to 2.00 pm Saturdays and not at all on Sundays or bank holidays. Delivery vehicles shall not park on the access highways or the site.
12. All works shall be in accordance with the recommendations set out in FPCR Extended Phase 1 Survey (December 2012).

Stafford Borough Council

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Mr Tom Hutchinson
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SW1P 2EZ

Date Registered 14 June 2013
Decision Date 29 November 2013
Issued Date 29 November 2013

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PERMISSION FOR DEVELOPMENT

13. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk assessment (FRA) Final report reference R/13142/001.03 and the Drainage Strategy Draft Report reference R/C13142/002 produced by Hydrock and dated may 2013 and the following mitigation measures detailed within:
1. Limiting the surface water run-off generated by all storm events up to and including the 1 in 100 year critical storm plus climate change so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
 2. Finished floor levels are set a minimum of 150mm above surrounding ground levels.
- The mitigation measures shall be fully implemented prior to occupation and subsequently 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.
14. No development shall take place 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 drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year critical storm plus climate change 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
Details and conclusions of soakaway tests

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PERMISSION FOR DEVELOPMENT

Drainage drawings and calculations to show that the surface water drainage system retains the 1 in 30 year event below ground and that the 1 in 100 year event plus climate change can be safely and sustainably retained on site.

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

1. The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. The application has been made for outline permission only.
3. The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
4. To define the permission.
5. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10 of the Stafford Borough Local Plan 2001).
6. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10 of the Stafford Borough Local Plan 2001).
7. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10 of the Stafford Borough Local Plan 2001).
8. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10 of the Stafford Borough Local Plan 2001).

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PERMISSION FOR DEVELOPMENT

9. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10 of the Stafford Borough Local Plan 2001).
10. To safeguard the amenities of the area. (Saved Policy E&D1 (iv) of the Stafford Borough Local Plan 2001).
11. To safeguard the amenities of the area. (Saved Policy E&D1 (iv) of the Stafford Borough Local Plan 2001).
12. In order to ensure that the development does not result in damage or harm to legally protected species or their habitat/roost. (Paragraph 109 of the National Planning Policy Framework).
13. To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants (Saved Policy E&D50 of the Stafford Borough Local Plan 2001)
14. To prevent the increased risk of flooding, both on and off site (Saved Policy E&D50 of the Stafford Borough Local Plan 2001)

INFORMATIVE(S)

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

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PERMISSION FOR DEVELOPMENT

Head of Planning and Regeneration
On behalf of the Council

Stafford Borough Council

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Notes:

Unless indicated, this drawing is for information only.
 All dimensions to be checked on site

PLANNING APPLICATION ISSUE

Revisions:

Date:	Rev:	Note:

Project: Lowfield Lane, Gnosall

Dwg Title: Location Plan

Scale: 1:2500 @ A3

Date: 24.05.2013

Drwg. No: 0133 / 001

Rev: A