



Maximus Strategic Land Ltd
C/O Pegasus Group Ltd
Mr Mark Dauncey
5 The Priory
Old London Road
Canwell
Sutton Coldfield
West Midlands
B75 6BH

Date Registered 2 November 2015
Decision Date 30 March 2016
Issue Date 1 April 2016

TOWN AND COUNTRY PLANNING ACT 1990
REFUSAL OF PERMISSION FOR DEVELOPMENT

Application No: 15/23050/OUT
Proposed Development Outline planning application for residential development and any associated groundworks. All matters are reserved except access on to Sandon Road (B5066). The application is not seeking approval of internal highway/cycle/pedestrian network.
Location Land Opposite Hopton Garage Sandon Road Hopton
O. S. Reference: 393459 325828

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

1. A masterplan for the whole Strategic Development Location has not been submitted to or agreed by the Council. As such the proposal is contrary to Policy Stafford 2 of The Plan for Stafford Borough. The lack of a masterplan for the whole Strategic Development Location means that the following key requirements of Policy Stafford 2 have not been satisfied:
 - iv. A comprehensive drainage scheme will be delivered to enable development of the Strategic Development Location which will include measures to alleviate flooding downstream on the Marston Brook and Sandyford Brook;

REFULZ
DECISN



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viii. An access, transport and travel plan strategy for the Strategic Development Location that maximises travel and accessibility by non-car transport modes via safe, attractive and conveniently designed street, pedestrian and cycling connections within the development and to Stafford town centre, nearby existing and new employment areas. The strategy shall identify road access points to the site and between the site and the existing settlement. It shall also identify construction access arrangements that do not disrupt existing residents and improvements to transport capacity along the A34, A513 Beaconside Road and the Redhill roundabout;

x. The development takes place on a 'neighbourhood' approach with the provision of a mix of uses including local retail facilities, social and physical infrastructure, a primary school, secondary education provision, a library service, health facilities and public open space;

xvii. New primary school provision required as well as a new secondary school or extensions to existing secondary schools;

xviii. A new Destination Park including children's play areas and multi-use games areas in association with SANGs requirement if provided on-site



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2. It has not been demonstrated how the development proposed will be served by education provision. No school site is shown within the application site boundary, and no mechanism has been put forward for providing the necessary primary education infrastructure. It is not possible to accommodate the likely number of children generated from the proposed 330 dwellings in the existing local schools without causing harm to the education infrastructure or undermining the Local Plan strategy.

The proposed development is therefore detrimental to the provision of local education infrastructure and contrary to policy I1 of The Plan for Stafford Borough.

3. The methodology in the Transport Assessment used to generate trip rates and destinations is flawed and not considered appropriate; the trip rates are derived from a site that is not a satisfactory comparison as the location of the town centre and other facilities is vastly different. The methodology used cannot be agreed until such time as there has been a clear and agreed proposal including timescales for these 'local' facilities on the whole site and a program for delivery of infrastructure improvements required to facilitate the strategic development. The cumulative impact needs to be modelled as a whole on any affected junctions rather than incrementally with smaller phases where the impact will not be as apparent.



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In addition, the site in isolation does not provide all the necessary improvements to the highway network required to accommodate the strategic site. This proposal does not provide the opportunities to maximise the sites accessibility to non-car modes of transport as envisaged by the delivery of the whole site; as a result the site is too remote from local facilities and opportunities, for reducing the number and/or length of journey for travelling by non-car modes. As submitted the Transport Assessment does not provide sufficient information to comply with Policy Stafford 2 of The Plan for Stafford Borough.

4. In addition in the absence of an acceptable Flood Risk Assessment (FRA) and Drainage Strategy the application does not provide a suitable basis for assessment to be made of the flood risks arising from the proposed development and the suitability of the proposed drainage strategy. In particular, the submitted documents are not acceptable because in the absence of an approved master plan, including a comprehensive drainage scheme, it is not possible to assess the suitability of the proposed drainage arrangements for this site.

Head of Planning and Regeneration
On behalf of the Council

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KEY



SITE BOUNDARY

LAND SOUTH OF SANDON ROAD, STAFFORD - SITE PLAN

