

**20/00748/FUL
MAJOR**

Mr Andrew Marsden

**LAPLEY, STRETTON &
WHEATON ASTON**

**Cllr Brian Cox
Cllr Venetia Jackson**

Land West Of Ivetsey Road Wheaton Aston

Erection of 32 no. dwellings with associated parking, new access and adopted road.

1. SITE DESCRIPTION AND PLANNING HISTORY

1.1 Site Description

1.1.1 The application site measures approximately 3.6 acres and lies adjacent to Wheaton Aston development boundary within an area of land designated as Open Countryside. The site is relatively level with a modest rise of approximately 2 metres from the south west to the north east corner. It was previously an undeveloped area in agricultural use.

1.1.2 Adjacent to the site to the east are residential properties in Badgers End, with a combination of residential back gardens and garages running immediately adjacent to the site boundary. Ivetsey Road runs along the south beyond which are open fields. The site is bound along the north, south and west with a well-established hedgerow and along the southern (front) boundary there are two large trees.

1.1.3 The site is positioned on the south-western outskirts of Wheaton Aston (a Local Service Village) approximately 0.5 miles from the village centre and is within close proximity to the Motte Meadows Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC). Wheaton Aston is one of 7 villages identified for limited growth up to 2028.

1.2 Planning History

2016, Outline planning application for residential development of up to 30 dwellings (C3 use class) with all matters reserved except access, approved subject to S.106 (16/00678/OUT, 16/00678/COND and 16/00678/COND2).

2019, Layout, scale, appearance and landscaping in respect of the development of up to 30 dwellings, approved (18/00392/REM).

2020, Discharge of Conditions 4 (Landscape Scheme), 5 (Lighting Scheme), 8 - (Reasonable Avoidance Measures Method Statement for protection of great crested newts), Condition 9 (Construction Environmental Management Plan), 10 and 11 (Drainage Works), 12 (Attenuation Pond Management Plan), 14 (Site layout, Means of surface water drainage, Surfacing materials), 16 (Off-site traffic management scheme), Approved by letter (16/00678/COND2)

2020, Planning condition 17 of 16/00678/OUT to be removed - No development shall commence until details of the proposed renewable energy technologies have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and maintained for the lifetime of the development, approved (20/00757/VAR).

2. APPLICATION DETAILS

2.1 The Proposal

2.1.1 The proposal is for the erection of 32 dwellings with associated landscaping, open space and drainage. The principle of residential development on the site has previously been established with the grant of planning permission for 30 dwellings (application reference 16/00678/OUT and 18/00392/REM).

2.1.2 The application site is proposed to gain access from Ivetsey Road close to the south-eastern corner via a new junction with off-site traffic calming measures. The new internal road would turn to the west, wrapping around the proposed public open space which would be situated at the front of the site.

The dwelling mix would comprise of:

Market

7 x 2 beds

7 x 3 beds

5 x 4 beds

Affordable

6 x 2 beds

7 x 3 beds

2.1.3 40% of the housing provision is to be affordable housing with a roughly 50% split between shared ownership and social rent. A total of 3 bungalows are to be provided within the development, one of which is affordable housing.

2.1.4 The development incorporates 0.3ha of public open space on the southern part of the site and a SUDs area/attenuation pond on the eastern boundary. The existing peripheral hedgerows along the northern, eastern and western boundaries of the site would be retained and a number of new trees are proposed to the public open space at the front of the site in addition to the existing trees to its centre.

2.1.5 The dwellings have been designed with pitched roofs and incorporate a variety of details including brick headers and cills, decorative brick eaves detailing, porches, canopies and chimneys.

2.2 Agent Submission

2.2.1 The application is supported by:

- Design & Access Statement
- Desk Study and Site Investigation for Contaminant Risks
- Flood Risk Assessment
- Transport Assessment
- Archaeological Report
- Arboricultural Impact Assessment

3. POLICY CONTEXT

3.1 Within the Open Countryside and adjacent to the Wheaton Aston Development Boundary.

3.2 Core Strategy

Core Policy 1: The Spatial Strategy for South Staffordshire

Core Policy 6: Housing Delivery

OC1: Development in the Open Countryside Beyond the West Midlands Green Belt

EQ1: Protecting, Enhancing and Expanding Natural Assets

EQ4: Protecting and Enhancing the Character and Appearance of the Landscape

EQ5: Sustainable Resources and Energy Efficiency

EQ7: Water Quality

EQ8: Waste

EQ9: Protecting Residential Amenity

EQ11: Wider Design Considerations

EQ12: Landscaping

EQ13: Development Contributions

H1: Achieving a Balanced Housing Market

H2: Provision of Affordable Housing

H4: Delivering Affordable Housing

EV11: Sustainable Travel

EV12: Parking Provision

Appendix 5: Parking Standards

Appendix 6: Space About Dwellings Standards

3.3 National Planning Policy Framework

Chapter 2: Achieving Sustainable Development

Chapter 5: Delivering a sufficient supply of homes

Chapter 11: Making effective use of land

Chapter 12: Achieving well-designed places

3.4 Supplementary Planning Documents

Affordable Housing and Housing Mix 2014

Design Guide 2018

Housing Market Assessment 2018

Site Allocations Document 2018

4. CONSULTATION RESPONSES

4.1 Comments received (key points):

Councillors [expired 04/11/20 and 06/01/21] No comments received

Parish Council [comments received 23/10/20]:

- o *The housing mix is acceptable with a good ratio of affordable housing and private housing plus much needed bungalows.*
- o *LSWA PC would like to make an application for a proportion for community benefit projects.*

- o Raises concerns regarding additional traffic and queries whether the speed limit of 30mph will need to be extended to include the new development.*

Parish Council [further comments received 22/01/21] *No objection*

Conservation Officer [comments received 19/01/21]:

- o The site is not within the Wheaton Aston Conservation Area and is not within the setting of any designated or non-designated heritage assets.*
- o The properties are of traditional style, there are however no chimneys anywhere on the site. The materials will be key as part of the scheme, and the details of the exterior materials will be required.*

Environmental Health [comments received 18/11/20] *The GeoWater Desk Study has identified potential risk relating to the former nearby land fill and filled ponds. Conditions are recommended to secure further investigations, a risk assessment and the submission of a remediation scheme.*

Local Plans [most recent comments received 21/01/21]:

- o Affordable housing: The number of homes proposed has now increased to 32, meaning that the 40% requirement for affordable housing equates to 13 homes.*
- o Whilst some plots still lack front gardens and front of property landscaping, especially compared to market homes elsewhere on the development, the amended plans do represent a minor improvement on the previous, with the addition of two trees and small areas of green space in this area.*
- o Housing mix - the market housing mix has been amended to include approximately 37% 2 bed, 37% 3 bed and 26% 4 bed homes, which is welcomed and much more reflective of local need as per the Housing Market Assessment. A detailed affordable housing tenure plan has also now been provided which demonstrates a satisfactory mix for both affordable tenures. The amended plans continue to provide approximately 10% of both the market and affordable housing as bungalows which is strongly supported.*
- o Internal Space - amended housetype plans have been provided and these have been checked against the requirements of NDSS. Most property types now meet the required standards, although there remain some shortfalls which must be addressed*

Regeneration [expired 04/11/20 and 06/01/21] *No comments received*

Arboricultural Officer [comments received 04/11/20] *Raises no objections to the proposed subject to condition to secure the landscaping scheme.*

Open Space Officer [expired 04/11/20 and 06/01/21] *No comments received*

County Minerals and Waste [comments received 15/10/20 and 07/01/21] *has no comments on this application.*

County Schools Organisation [comments received 06/11/20] *the planning application would not result in an education contribution and is therefore acceptable from an education perspective. Schools should be able to accommodate the likely demand from pupils generated by the development.*

County Schools Organisation [further comments received 11/01/21 and 10/02/21]:
Response remains as previously submitted.

County Highways Officer [latest comments received 02/02/21] *No objections subject to conditions.*

County Ecologist [comments received 05/11/20] *The submitted Ecological Assessment (EA) is satisfactory. If minded to approve, conditions are recommended.*

County Ecologist [further comments received 25/01/21] *There do not appear to have been any alterations to plans that take into account my comments of 4 November 2020. Therefore, my previous recommendations regarding conditions stand.*

County Historic Environment Officer [comments received 03/11/20] *Taking into account the demonstrable archaeological potential it is advised that archaeological works should be carried out to be secured via condition.*

County Historic Environment Officer [Further comments received 07/01/21] *No additional comments to make to previous response however the submitted geophysical survey report is satisfactory. Recommendations are given in respect of trial trenching and and Written Scheme of Investigation (WSI) which could be carried out pre or post-determination.*

County Public Rights of Way Officer [comments received 19/10/20] *The County Council's Definitive Map of Public Rights of Way shows that no rights of way cross the proposed application site.*

County Flood Officer [comments received 04/11/20] *No updated Causeway calculations have been submitted. The site and drainage layouts have changed since the previous application for this site (16/00678/COND2). Please reconsult us when amended details are received.*

County Flood Officer [further comments received 27/01/21] *It appears that no new evidence in support of the outstanding issue has been submitted. A full final maintenance schedule of activities with frequencies is required for the surface water drainage system. Please note that App-I of the FRA report only includes general guidance for permeable paving. Please also include the name and contact details of the party or parties responsible for ongoing maintenance.*

County Flood Officer [further comments received 24/02/2021] *No objections subject to conditions.*

Natural England [comments received 27/10/20] *the proposed development will not have significant adverse impacts on designated sites and has no objection.*

Natural England [further comments received 07/12/20] *notes that your authority, as competent authority, has undertaken an appropriate assessment of the proposal in accordance with Regulation 63 of the Conservation of Species and Habitats Regulations 2017 (as amended). Your authority has concluded that the adverse effects arising from the proposal are wholly consistent with the effects detailed in the Cannock Chase SAC evidence base and that these effects can be satisfactorily mitigated by the measures set out in the Strategic Access Management and Monitoring Measures agreed with ourselves.*

Natural England [comments received 20/01/21] *No further comments to make.*

Police [expired 04/11/20 and 06/01/21] No comments received

Ramblers Association [expired 04/11/20 and 06/01/21] No comments received

Severn Trent Water [comments received 03/11/20] No objections subject to conditions to secure the drainage scheme proposed.

Staffordshire Wildlife [expired 04/11/20 and 06/01/21] No comments received

National Grid [expired 04/11/20 and 06/01/21] No comments received

Transco [expired 04/11/20 and 06/01/21] No comments received

Western Power [expired 04/11/20 and 06/01/21] No comments received

CPRE [expired 04/11/20 and 06/01/21] No comments received

Badger Conservation Group [expired 04/11/20 and 06/01/21] No comments received

Environment Agency [expired 04/11/20 and 06/01/21] No comments received

Fire Officer [comments received 07/01/21] *Advice given regarding fire vehicle access and automatic water suppression systems.*

Coal Authority [comments received 19/10/20 and 07/01/21] *no comments.*

Neighbours [expired 04/11/20, 27/01/21 and 02/03/21] *One comment received [dated 27/10/20] The visibility on the road coming into the village, where they propose to put the access to the development is very poor.*

Site Notice [expired 09/11/20, 27/01/21 and 08/03/21] No comments received

Advertisement [expired 17/11/20, 09/02/21 and 09/03/21] No comments received

5. APPRAISAL

5.1 The application is brought before the Planning Committee as the proposal is a departure from the development plan - contrary to Policy OC1 (Development in the Open Countryside Beyond the West Midlands Green Belt) of the Core Strategy.

5.2 Key Issues:

- Principle of development
- Impact on landscape character and archaeology
- Layout, appearance and scale
- Housing mix
- Impact on neighbouring amenity
- Landscaping/Ecology
- Drainage
- Section 106 Agreement

- Cannock Chase SAC

5.3 Principle of development

5.3.1 The site is located within the Open Countryside. As outlined within Policy OC1 of the Core Strategy, the Open Countryside should be protected for its own sake, particularly for its landscapes, areas of ecological, historic, archaeological, agricultural and recreational value. The policy goes on to state that development within the Open Countryside will normally be permitted where the proposal is for a one of a certain number of categories of development.

5.3.2 This proposal does not fall within those categories and there is a general presumption against the erection of new housing within the Open Countryside.

5.3.3 The proposal for new housing development therefore conflicts with policy OC1 of the Core Strategy, however, when assessing the weight which can be attached to Policy OC1 it is necessary to consider whether it is consistent with more up to date policy in the National Planning Policy Framework (NPPF) which is also an important material consideration.

5.3.4 In line with paragraph 59 of the NPPF, the Government seek to promote a significant boost in the supply of housing and consider that land with permission should be developed without unnecessary delay. The principle of residential development on the site has previously been established with the grant of planning permission for 30 dwellings (application reference 16/00678/OUT and 18/00392/REM).

5.3.5 Core Strategy Policy 1 (CP1) sets out the strategic approach to the delivery of new homes in the district over the plan period. Wheaton Aston is identified within Core Policy 1 as a Local Service Village where limited development can be supported to meet local needs. Paragraph 78 of the NPPF identifies that in order to promote sustainability in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities, especially where it will support local services. The application site is located outside a development boundary, albeit is immediately adjacent to it.

5.3.6 Given the previous approval, this application would form part of the council's existing 5 year housing supply so it is important to ensure its prompt delivery to maintain this supply, providing that the proposal conforms to all other relevant development plan policies, which are considered as follows.

5.4 Impact on landscape character and archaeology

5.4.1 Whilst the site abuts the edge of the local service village of Wheaton Aston, it is located within the Open Countryside and is rural in character. Policy EQ4 states the intrinsic character and local distinctiveness of the South Staffordshire landscape should be maintained and where possible enhanced. Paragraph 170 of the NPPF includes a provision for the protection and enhancement of valued landscapes.

5.4.2 Motte Meadows National Nature Reserve is located approximately 660m north-west of the site. Motte Meadows is also designated as a Special Site of Scientific Interest (SSSI) and a Special Area of Conservation (SAC). The nearest Public Right of Way bridleway (Lapley, Stretton and Wheaton Aston 20) runs approximately 128m to the north of the site. Previous character studies undertaken as part of planning application reference 16/00678/OUT concluded that the application site is discrete and it does not carry a strong presence in a sometimes near flat, but generally gently rolling local landscape. In compliance with Policy EQ4, the boundaries of the site will be strengthened with additional landscape

screening, to enhance the existing hedgerow and key view corridors running through the site.

5.4.3 Natural England have commented on the application and consider that the proposed development will not have significant adverse impacts on any designated sites.

5.4.4 In terms of archaeology, information held by the Staffordshire Historic Environment Record (HER) and associated datasets note that a Cultural Heritage Assessment has been produced for a previously proposed similar development at this site. This CHA identified that the archaeological potential of this landscape is currently poorly understood due to a lack of previous archaeological assessment, however, there is potential for unknown archaeological remains to survive. The site lies within Historic Environment Character Zone 1 of the Historic Environment Assessment, which identified the high significance of the historic character of the landscape surrounding Wheaton Aston and of the survival of associated ridge and furrow earthworks. The site visit undertaken as part of the CHA identified that these earthworks are no longer present across the proposed development site and that the site is bounded by a number of historic hedgerows, the retention of which is welcomed.

5.4.5 In light of the archaeological potential the Historic Environment Advisor advises that a staged archaeological evaluation is undertaken to further understand the nature, character, date and significance of any archaeological remains. In line with the provisions of Chapter 16 of the NPPF such will be conditioned with a prior commencement condition.

5.5 Layout, appearance and scale

5.5.1 Policy EQ11 of the Core Strategy requires that in terms of scale, volume, massing and materials, developments should contribute positively to the street scene and surrounding buildings, whilst respecting the scale of spaces and buildings in the local area. The South Staffordshire Design Guide provides that Developments should sit easily within their surrounding environment, taking account of the surrounding character, whether rural or urban, and building the proposal's layout around existing features.

5.5.2 The site is located on the edge of the village of Wheaton Aston and will be highly visible on the approach to the village from Ivetsey Bank, playing an important gateway into the village.

5.5.3 In total 32 dwellings will be delivered on the site in a combination of bungalows, semi-detached and detached properties ranging from 2 to 4 beds.

5.5.4 The primary access road serving the site would come off Ivetsey Road. The general layout arrangements of the properties are in blocks/cul-de sacs providing the legibility typically associated with modern housing estates. The proposed design incorporates pedestrian connectivity and each dwelling would have the appropriate amount of off-road parking in accordance with the Councils parking standards [EV12 /Appendix 5]. As such, County Highways have raised no concerns over the proposed layout.

5.5.5 Following receipt of comments from the Local Plans team, the layout has been amended to incorporate more landscaping around the affordable units to bring them in line with that of the market housing. Corner-turner plots have also been included in the amended scheme in an effort to create a transition between the denser built character of the adjacent village and the surrounding countryside. The incorporation of bungalows on the

western end of the development would further aid that transition between the built form and open fields beyond.

5.5.6 The design of the house types have also been amended in order to comply with the Nationally Described Space Standards. The plots incorporate traditional details such as brick cills and headers, solid courses, eaves detailing, porches, and canopies. Roofs would be pitched and finished with a mix of red and slate grey roof tiles. Chimneys have been added to those properties in key locations to add visual interest, local character and distinctiveness.

5.5.7 The scale of the properties is of typical size for residential developments and the design is appropriate for the semi-rural location. The development would be seen behind the public open space which spans almost the width of the development with existing and new tree planting softening its appearance from the frontage. It is considered that the development would sit comfortably within its surroundings, appearing as a good quality scheme that would not detrimentally harm the visual amenity of the landscape or the street-scene. The proposal therefore complies with Policy EQ11.

5.6 Housing Mix

5.6.1 Policy H1 aims to deliver a wide choice of high quality homes and to create a more sustainable and balanced housing market by encouraging the provision of more 2 and 3 bed homes in all housing market areas. The Strategic Housing Market Assessment (SHMA) for this area indicates the following:

- o Market housing - a substantial need for 2 bedroom homes, followed by a large need for 3 bedroom properties. There is also a smaller need for 4 bedroom homes.
- o Affordable housing - a need for 1, 2 and 3 bedroom properties.

5.6.2 The housing mix more or less reflects the need in the local area. In addition to the above, Policy H1 also confirms that the mix of developments should particularly contribute to meeting the needs of the district's ageing population, and a 10% provision is expected on sites. This application proposes a total of 3 bungalows [9.4%] which is strongly supported.

5.6.3 In line with Policy H2 of the Core Strategy [Affordable Housing] 40% of the housing provision is to be affordable housing with a 50% split between shared ownership and social rent. Details of the tenancy split have been included on the site plan and would be secured via a S.106 agreement. The scheme has also been amended to incorporate additional landscaping to ensure that the market and affordable houses are indistinguishable and the affordable units are spread through the site as opposed to being grouped in one location.

5.6.4 The proposed scheme provides an acceptable housing mix to meet local needs which has been informed by the Housing Market Assessment and would assist with accommodating the districts ageing population. The proposal is in accordance with Policies H1 and H2 of the adopted Core Strategy.

5.7 Impact on neighbouring amenity/space about dwelling standards

5.7.1 As set out within Policy EQ9 of the Core Strategy, new development should avoid harming the amenity of neighbouring properties and should not have any adverse impacts such as loss of privacy, loss of light or overlooking to neighbouring properties.

5.7.2 Policy EQ11 and Appendix 6 set out the Council's Space about Dwellings standards. For privacy and outlook, the guidance states that two storey dwellings should be a minimum distance of 21m between facing habitable room windows over private space and 15m over public space; and it should be 13m between front or rear habitable room windows to a flank side wall over private space. These standards also include a minimum length/size of private rear garden for new dwellings (10.5m length; and 42 sq.m. for 2 beds, 65 sq.m. for 3 beds and 100 sq.m. for 4 beds).

5.7.3 The development would be positioned adjacent to existing housing along the eastern boundary. The additional traffic and general domestic activities created by the scheme would have some impact on adjoining residents due to a general increase in noise and disturbance, however, there would be sufficient space about the dwellings to absorb this intrusion and there would be direct overlooking between the two sites. There is no infringement with the Council's Space about Dwellings standards in relation to any of the existing dwellings.

5.7.4 All of the proposed dwellings have been amended to meet the national described space standards and the separation distances between the new dwellings predominantly comply with the Council's recommended distances. There are however some small infringements between a few properties within the site of around 1-2m. However, this is not considered to be material and as all of the dwellings are new builds it would be up for the occupier to decide if the living conditions are acceptable to them.

5.7.5 All of the properties have garden areas roughly in compliance with the Council's recommended areas but there are again some slight infringements in the garden depths. All of the properties provide an adequate garden area for the size of the dwelling and I therefore find no conflict with Policy EQ9 and Appendix 6 of the Core Strategy.

5.8 Landscaping/Ecology

5.8.1 Policy EQ12 emphasises that the landscaping of new developments should be an integral part of the overall design. Policy EQ1 provides that developments should not cause significant harm to habitats of nature conservation, including woodlands and hedgerows, together with species that are protected or under threat.

5.8.2 A detailed landscaping scheme has been provided which includes the retention of the existing peripheral hedgerows and the incorporation of new tree planting and hedgerows throughout the site. Three large trees are also shown for retention at the front of the site. The Council's Arboricultural Officer has raised no objections subject to condition to secure the landscaping scheme as proposed.

5.8.3 An Ecological Assessment has also been submitted which concludes that the development would not negatively affect any of the five designated wildlife sites within 2km of the site. The County Ecologist has reviewed the submitted information and raised no objections but has requested conditions to ensure safe working practices and to secure biodiversity enhancements. The proposal is therefore compliant with policies EQ1 and EQ12.

5.9 Drainage

5.9.1 Policy EQ7 states that the Council will permit developments which do not have a negative impact upon water quality. All planning applications are expected to include a suitable Sustainable Drainage (SUDS) scheme.

5.9.2 A detailed drainage scheme has been submitted to include an attenuation pond in the north-eastern corner of the site. A Flood Risk Assessment has also been submitted which concludes that the proposed development can be accommodated in its proposed location with a low risk of flooding to the development site and no increase in risk of flooding to adjacent properties.

5.9.3 The County Flood Risk Officer has assessed the proposal and has raised no objections to the development subject to conditions to secure the drainage strategy and a maintenance schedule for the SUDS scheme.

5.9.4 Severn Trent Water have also reviewed the proposals and have raised no objections to the development, subject to a condition to secure the drainage scheme as proposed. The proposal therefore complies with Policy EQ7.

6.0 Section 106 Contributions

6.1 Core Strategy Policy EQ13 (Development Contributions) states that contributions will be sought from developers where necessary to achieve sustainable development. Paragraph 56 of the Framework requires that planning obligations must only be sought when they are; necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development.

6.2 As part of this scheme the following obligations need to be delivered as part of a S.106 agreement:

- 40% affordable housing to be secured in perpetuity and split between 50% social rental and 50% intermediate tenures in line with Policy H2.
- Provision of 0.30ha of open space including an attenuation pond, a commuted sum for maintenance equating to £19,557 (£65,190 per ha of public open space in line with Policy SAD7 of the Site Allocations Document).

6.3 The County Schools Organisation have been consulted and have confirmed that there are sufficient spaces to accommodate the development and therefore no contribution is required in this instance.

6.4 The proposal also includes off-site traffic calming measures which would be secured by way of separate legal agreement with Staffordshire County Council's Highways team.

7. Cannock Chase Special Area of Conservation (SAC)

7.1 The application site lies within the 8km-15km zone of influence for the Cannock Chase Special Area of Conservation (SAC). Any application which involves a net dwelling increase within the 0-8km zone of influence of the SAC is required to provide mitigation in the form of a charge for any additional dwellings proposed. However, in this instance as the site falls within the 8-15km zone no mitigation is required. A Habitat Regulation Assessment has been carried out and Natural England have raised no objections to the proposal.

8. CONCLUSIONS

8.1 The site is within the Open Countryside, however the principle of residential development has been established through previous outline and reserved matters consents.

The proposed scheme provides an acceptable housing mix and provision of affordable housing, and the design of the development would sit well with the semi-rural character of the area. A sufficient amount of open space has been provided on the site, with appropriate landscaping, that would also encourage ecological benefits. Sustainable drainage techniques would be utilised and there would be no demonstrable impact upon the amenity of neighbouring dwellings or upon the amenity of future occupiers. Parking provision and highways arrangements are acceptable and off site highways works and other contributions will be secured via legal agreement. The application is in accordance with the relevant policies of the adopted Core Strategy and the NPPF and I therefore recommend the application for approval.

7. RECOMMENDATION - **Delegate APPROVAL** to the Team Manager to issue the decision on completion of a satisfactory Section 106 agreement. If by 15th June 2021, the Section 106 Agreement has not been fully executed by all the parties, the Chairman is to have delegated authority to agree a further short extension to allow for final execution and completion of the Agreement.

Subject to the following condition(s):

1. The development to which this permission relates must be begun not later than the expiration of 3 years beginning with the date on which this permission is granted.
2. The development shall be carried out in accordance with the approved drawings: WA P 03 Rev I Landscaping Plan, WA P 04 Rev F Public Open Space Plan, WA P 05 Rev F Arboricultural Plan, WA P 24 Rev A Drayton Stretton Floor Plans, WA P 25 Rev B Drayton Stretton Elevations, WA P 26 Rev A Stretton Drayton Floor Plans, WA P 27 Rev B Stretton Drayton Elevations, WA P 28 Rev A Grasmere (As) Floor Plans, WA P 29 Rev A Grasmere (As) Elevations, WA P 30 A Earlsdale (As) Floor Plans, WA P 31 A Earlsdale (As) Elevations, WA P 32 A Wheaton Floor Plans, WA P 33 A Wheaton Elevations, WA P 36 A Grasmere (opp) Floor Plans, WA P 37 A Grasmere (opp) Elevations, WA P 38 A Whittington (As) Floor Plans, WA P 39 A Whittington (As) Elevations, WA P 40 A Stretton Floor Plans, WA P 41 B Stretton Elevations, WA P 42 Martley Floor Plans, WA P 43 Martley Elevations, WA P 44 Martley HTH Floor Plans, WA P 45 Martley HTH Elevations, WA P 46 HTH Floor Plans, WA P 47 HTH Elevations, WA P MAT Proposed Materials, WA ENG 001 Rev A Drainage Strategy Plan, WA ENG 100 Rev E Engineering General Arrangement, WA ENG 110 Rev D External Levels Plan, WA ENG 120 Rev E Private Drainage, WA ENG 145 Rev D Impermeable Area Plan, WA ENG 150 Rev D Flood Routing Plan, WA ENG 290 Rev A Balancing Pond Construction Details, WA ENG 600 Rev D SW Network Hydraulic Calculations, WA ENG 601 Rev C FW Network Hydraulic Calculations, WA ENG 130 REV B Road and Sewer Sections Sheet 1, WA ENG 131 REV B Road and Sewer Sections Sheet 2, WA ENG 132 REV B Road and Sewer Sections Sheet 3, WA ENG 140 REV C S104 Plan, WA ENG 160 REV # Access Entry Treatment Plan, WA ENG 170 REV B Kerbing and Surfacing Plan, WA ENG 175 REV B Private Kerbing and Surfacing Plan, WA ENG 400 REV B Refuse Vehicle Tracking, WA ENG 405 REV B Fire Tender Tracking, WA ENG 500 REV C Offsite Outfall Plan.
3. Unless otherwise agreed in writing by the Local Planning Authority, the development shall be carried out in accordance with the following:

Transport Addendum Report v2 (ref RACE / SH / WA / TA 2) received 14/01/21

Flood Risk Addendum Report Rev 2 (Ref RACE / SH / IRWA / FRA 2) dated 15/01/21
Arboricultural Impact Assessment prepared by Forester & Arborist Services Ltd
dated 16/06/20.

4. Prior to the commencement of development, in line with section 6.5 of the submitted GeoWater Desk top study dated June 2020, further investigations and a risk assessment should be submitted to and approved in writing by the Local Planning Authority. These must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site and whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The report of the findings must include:
 - (i) a survey of the extent, scale and nature of contamination;
 - (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archeological sites and ancient monuments;
 - (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, LCRM (previously CLR 11').

5. Prior to the commencement of development a detailed remediation scheme should be submitted to and approved in writing by the Local Planning Authority. The approved scheme should bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment. The scheme must also include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
6. Unless otherwise agreed in writing by the Local Planning Authority (LPA), the approved remediation scheme must be carried out in accordance with its terms prior to the commencement of the development. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the LPA.
7. In the event that contamination that was not previously identified is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 5, which is

subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 6.

8. The landscape scheme shown on the approved plan(s) shall be implemented concurrently with the development and completed within 12 months of the completion of the development. The Local Planning Authority shall be notified when the scheme has been completed. The planting, hard landscaping (and any other introduced features shown on the approved plan(s) shall be retained and maintained for a minimum period of 10 years by the property owner from the notified completion date of the scheme. Any plant failures that occur during the first 5 years of the notified completion date of the scheme shall be replaced with the same species within the next available planting season (after failure).
9. All site works including clearance and construction should be carried out in accordance with the methods set out in the submitted Ecological Assessment (prepared by Star Ecology dated August 2020) under Section 8 Mitigation (pp37-44)(excluding 8.2, lighting / bats). Prior to commencement of the development the applicant must supply details of the Ecological Clerk of Works to oversee these measures.
10. Within 2 months of the date of decision of the application, details shall be submitted to and approved in writing by the Local Planning Authority of landscape seed mixes and additional planting to ensure no net loss to biodiversity. The development shall thereafter be carried out in accordance with the agreed details.
11. Within 2 months of the date of decision of the application, an external lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme should be designed and installed in accordance with Bat Conservation Trust / Institution of Lighting Professionals Guidance Note 08/18 Bats and artificial lighting in the UK, and should include a lighting contour plan that demonstrates there will be minimal impact on receptor habitats such as hedges and trees.
12. Within 2 months of the date of decision of the application, details shall be submitted of boundary fences for gardens that include gaps of minimum 130mm square at ground level at least every 10m running length or that do not seal to the ground at all between posts with a 120mm gap from fence base to ground. The development shall thereafter be carried out in accordance with the agreed details.
13. Within 2 months of the date of decision of the application, details shall be submitted of biodiversity enhancement measures including:
 - 5 number integrated bat tubes or bat boxes within the new buildings, located on south or west facing aspects.
 - 2 groups of 3 number swift boxes and 2 number house sparrow terraces on or integrated into north- or east- facing brickwork of the new buildings

The approved measures shall be incorporated into the scheme and be fully constructed prior to first occupation of the development and retained in situ for the lifetime of the development.

14. Prior to the commencement of the development hereby permitted, a written scheme of archaeological investigation ('the Scheme') shall be submitted for the written approval of the Local Planning Authority. The Scheme shall provide details of the programme of archaeological works to be carried out within the site, including post-excavation reporting and appropriate publication. The archaeological site work shall thereafter be implemented in full in accordance with the approved written scheme of archaeological investigation.
15. The development shall not be occupied until the site investigation and post-excavation assessment has been completed in accordance with the approved written scheme of archaeological investigation and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured. Any subsequent archaeological mitigation must be the focus of a separate WSI produced after the evaluation stage and following detailed discussions with the LPA's archaeological advisor.
16. The development hereby permitted shall not be brought into use until the access to the site within the limits of the public highway has been completed.
17. The development hereby permitted shall not be brought into use until the access roads, parking, servicing and turning areas have been provided in accordance with the approved plans.
18. The development hereby permitted shall not be brought into use until the visibility splays shown on drawing No. WA ENG 160 REV # Access Entry Treatment Plan 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.
19. The development hereby permitted shall not be brought into use until the off-site highway works identified on drawing No. WA ENG 160 REV # Access Entry Treatment Plan have been constructed and completed.
20. The development hereby permitted shall not be commenced until an off-site traffic management scheme comprising of;
 - Routing of construction vehicles.
 - Wheel washing facilities.
 - Measures to remove any mud or other deleterious material deposited on the highway.
 - Car parking facilities for staff and visitors.
 - Timetable for implementation.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.
21. 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.
22. The development hereby permitted should not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved in

writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

23. The development hereby permitted shall not be brought into use until the approved drainage scheme shown in the following documents has been implemented:

- o Dwg 'Drainage Strategy', ref ENG_001, Rev A, dated Jun20
- o Flood Risk Assessment, RACE, ref RACE/SH/IRWA/FRA2, Rev2, dated 15-01-21

Thereafter the drainage scheme shall be maintained in accordance with the Management and Maintenance Schedule within Appendix-I of the Flood Risk Assessment (RACE, ref RACE/SH/IRWA/FRA2, Rev2, dated 15-01-21).

24. No development shall begin until details (including name and contact details) of the party or parties responsible for ongoing maintenance of the surface water drainage system have been submitted to and approved by the Local Planning Authority in consultation with the Lead Local Flood Authority.
25. Developer to ensure that satisfactory arrangements for the control of surface water are in place as part of any temporary works associated with the permanent development, to ensure that flood risk is not increased prior to the completion of the approved drainage strategy.
26. All works, including demolition, site works and construction shall only take place between the hours of 8.00 am and 6.00pm Monday to Friday; between 8.00am and 2.00pm on Saturdays and not at all on Sundays or bank holidays.
27. Deliveries to the site shall only take place between the hours of 8.00am and 6.00pm Monday to Friday; between 8.00am and 2.00pm on Saturdays and not at all on Sundays or bank holidays. Delivery vehicles shall not park on the access highways to the site.
28. There should be no burning on site during development
29. Facilities shall be provided at the site and used when necessary for damping down to prevent excessive dust.
30. Road sweeping shall be carried out at regular intervals, both on the site and on the access highway to prevent excessive dust.
31. Any equipment which must be left running outside the allowed working hours shall be inaudible at the boundary of occupied residential dwellings.
32. Unless otherwise agreed in writing by the Local Planning Authority, the development shall be carried out in the following materials:

Brick: Ibstock Weston Red Multi and New Cavendish Stock

Roof Tiles: Concrete Plain Cottage Red, Lothian Cottage Red and Lothian Slate Grey.

33. Unless otherwise agreed in writing by the Local Planning Authority the housing mix and affordable housing tenure shall be in accordance with the details shown on Drg No WA-P-03 Rev I (Landscaping Plan).

Reasons

1. The reason for the imposition of these time limits is to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. In order to define the permission and to avoid doubt.
3. In order to define the permission and to avoid doubt.
4. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimized, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EQ9 of the adopted Core Strategy.
5. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimized, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EQ9 of the adopted Core Strategy.
6. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimized, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EQ9 of the adopted Core Strategy.
7. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimized, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EQ9 of the adopted Core Strategy.
8. To safeguard the amenity of the area in accordance with policy EQ11 of the adopted Core Strategy.
9. In order to protect any protected species on the site in accordance with EQ1 of the adopted Core Strategy.
10. In order to protect any protected species on the site in accordance with EQ1 of the adopted Core Strategy.
11. In order to protect any protected species on the site in accordance with EQ1 of the adopted Core Strategy.
12. In order to protect any protected species on the site in accordance with EQ1 of the adopted Core Strategy.

13. In order to protect any protected species on the site in accordance with EQ1 of the adopted Core Strategy.
14. In order to preserve and record any items of archaeological interest in accordance with policy EQ3 of the adopted Core Strategy.
15. In order to preserve and record any items of archaeological interest in accordance with policy EQ3 of the adopted Core Strategy.
16. In the interests of public and highway safety and convenience and to conform to the requirements of policy EQ11 of the adopted Core Strategy.
17. In the interests of public and highway safety and convenience and to conform to the requirements of policy EQ11 of the adopted Core Strategy.
18. In the interests of public and highway safety and convenience and to conform to the requirements of policy EQ11 of the adopted Core Strategy.
19. In the interests of public and highway safety and convenience and to conform to the requirements of policy EQ11 of the adopted Core Strategy.
20. In the interests of public and highway safety and convenience and to ensure that adequate loading and unloading facilities are available to serve the development and to conform to the requirements of policy EQ11 of the adopted Core Strategy.
21. In the interests of public and highway safety and convenience and to ensure that adequate parking facilities are available to serve the development and to conform to the requirements of policy EV12 of the adopted Core Strategy.
22. To ensure that the development is provided with a satisfactory means of drainage as well as to prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution in accordance with Policy EQ7.
23. To reduce the risk of surface water flooding to the development and surrounding properties for the lifetime of the development.
24. To ensure that the surface water drainage system is managed and maintained for the lifetime of the development.
25. To reduce the risk of surface water flooding to the development and surrounding properties during construction.
26. To ensure that the use of the premises does not detract from the reasonable enjoyment of surrounding residential properties in accordance with policy EQ9 of the adopted Core Strategy.
27. To ensure that the use of the premises does not detract from the reasonable enjoyment of surrounding residential properties in accordance with policy EQ9 of the adopted Core Strategy.

28. To ensure that the use of the premises does not detract from the reasonable enjoyment of surrounding residential properties in accordance with policy EQ9 of the adopted Core Strategy.
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31. To ensure that the use of the premises does not detract from the reasonable enjoyment of surrounding residential properties in accordance with policy EQ9 of the adopted Core Strategy.
32. To safeguard the amenity of the area in accordance with policy EQ11 of the adopted Core Strategy.
33. In order to define the permission and to avoid doubt.

Proactive Statement - In dealing with the planning application the Local Planning Authority has worked in a positive and proactive manner by agreeing amendments to the application and in accordance with paragraph 38 of the National Planning Policy Framework 2019.

INFORMATIVES

HIGHWAYS

The off-site highway works shall require a Highway Works Agreement with Staffordshire County Council. The applicant is requested to contact Staffordshire County Council in order to secure the Agreement. The link below is to the Highway Works Information Pack including an application Form. Please complete and send to the address indicated on the application Form or email to (road.adoptions@staffordshire.gov.uk). The applicant is advised to begin this process well in advance of any works taking place in order to meet any potential timescales.

<https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx>

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

FIRE

VEHICLE ACCESS

Appropriate supplies of water for fire fighting and vehicle access should be provided at the site, as indicated in Approved Document B Volume 1 requirement B5, section 11.

I would remind you that the roads and drives upon which appliances would have to travel in order to proceed to within 45 metres of any point within the property, should be capable of withstanding the weight of a Staffordshire firefighting appliance (G.V.W. of 17800 Kg).

AUTOMATIC WATER SUPPRESSION SYSTEMS (SPRINKLERS)

I wish to draw to your attention Staffordshire Fire and Rescue Service's stance regarding sprinklers.

DOMESTIC SPRINKLERS

In the interest of preventing deaths and injuries from fires within domestic dwellings Staffordshire Fire and Rescue Service strongly recommend the provision of a sprinkler system to a relevant standard. Early consultation with the Fire Service when designing buildings which incorporate sprinklers may have a significant impact on reducing fire and injuries in domestic premises and financial implications for all stakeholders. Further information can be found at www.bafsa.org.uk - the website of the British Automatic Fire Sprinklers Association Ltd.

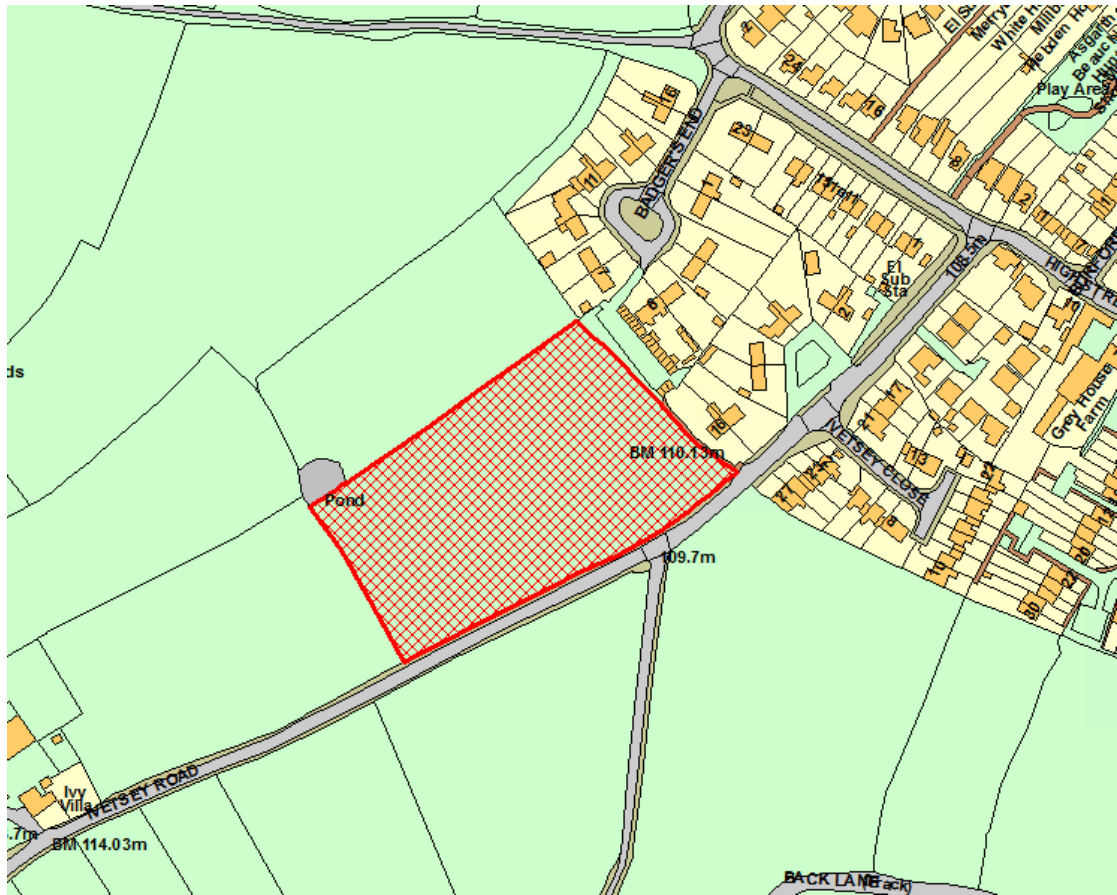
PUBLIC RIGHTS OF WAY

The County Council's Definitive Map of Public Rights of Way shows that no rights of way cross the proposed application site.

The County Council has not received any application under Section 53 of the Wildlife and Countryside Act 1981 to add or modify the Definitive Map of Public Rights of Way, which affects the land in question.

It should be noted, however, that this does not preclude the possibility of the existence of a right of way at common law, or by virtue of a presumed dedication under Section 31 of the Highways Act 1980.

It may, therefore, be necessary to make further local enquiries and seek legal advice in respect of any physically evident route affecting the land, or the apparent exercise of a right of way by members of the public.



Land West Of, Ivetsey Road, Wheaton Aston