

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE**

7 April 2022

Application No:	SMD/2021/0694	
Location	Land at Ash Bank Road Werrington Staffordshire	
Proposal	Development of 75 new dwellings, new access, provision of green infrastructure and all associated works	
Applicant	Countryside Properties UK & Homes England	
Agent	None	
Parish/ward	Werrington	Date registered 2-11-21
If you have a question about this report please contact: Jane Curley tel: 01538 395400 ex 4124 Jane.curley@staffsmoorlands.gov.uk		

REFERRAL

This is a contentious major application. It is an allocated housing site in the Staffordshire Moorlands Local Plan

1. SUMMARY OF RECOMMENDATION

Approve subject to the removal of the objection from the LLFA and the prior completion of a Section 106 Agreement and conditions

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

2.1 This application relates to two separate parcels of land, both of which have frontage to Ash Bank Road in Werrington and both of which are allocated sites in the Local plan.

2.2 The larger site extends to approximately 3 hectares; 72 dwellings are proposed on this parcel. It is irregular shaped and extends over 2 fields to the south of the A52 Ash Bank Road with an upper and lower field. The site slopes from north to south from a high point of approx. 265m at its northern boundary with Ash Bank Road to a low point of 247m at the southern boundary. There is a mature hedgerow in between. The site is bordered by houses on Salters Close to the west, HM Young Offenders Institute to the east and open fields to the south. Part of the northern boundary is defined by the rear and side gardens of houses fronting Ash Bank Road, nos 386-404 and part by Ash Bank road itself

2.3 The smaller parcel extends to approximately 1 hectare; 3 dwellings are proposed on this parcel, initially 4. It slopes appreciably from Ash Bank Road to which it has frontage, set behind a stone boundary wall. To the east is the residential property no 440 Ash Bank Road and to the south and west are buildings associated with HM Young Offenders Institute (YOI). Public footpath Werrington CP1 runs immediately alongside the eastern boundary

2.4 Access to larger site will use the existing access to the YOI. It will be widened and its alignment amended so that the main access road will lead to the new housing. A spur off

this will serve the YO1 .A new access onto Ash Bank is proposed to serve the smaller site. In order to encourage walking and cycling and connectivity the applicant agrees to provide dropped crossings on the A52 for pedestrians walking to Johnstone Avenue, a new pedestrian phase on the north side of the Washerwall Lane traffic signal junction and a new footpath leading from the west of the site to Ash Bank Road next to No 386 Ash Bank Road.

2.5 There is a group of prominent mature trees around the entrance to the Young Offenders Institute. They provide a distinct feature and contribute positively to the visual amenity of the area. Eight would be lost to achieve the proposed access (see further discussion below). There are mature hedgerows in between the two fields and along the western, eastern and southern boundaries. At the rear of the housing on Salters Close and Ash Bank there are a variety of fencings styles and planting. There is a mature oak tree that lies in the south-eastern corner of the upper field within the hedge line referred to above. It has the appearance of a focal tree.

2.6 The application is accompanied by Air Quality Assessment, Arboricultural Impact Assessment, Planning Statement, Design and Access Statement, Ecological Appraisal and BNGA Briefing Note, Flood Risk Assessment and Outline Drainage Strategy, Ground conditions, Landscape and Visual Impact Assessment, Noise Assessment, Residential Travel Plan, Transport Assessment Addendum, Sustainability Statement.

2.7 During the processing of the application the following documents/additional information was provided

- Phase 1 and 2 Geoenvironmental reports
- Biodiversity Metrix
- Updated Noise Assessment
- Sections showing retaining walls

2.8 The applicant did engage with the Council for pre application discussions. The application and supporting documents and full representations can be viewed at:

<http://publicaccess.staffs Moorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=154285>

3. DESCRIPTION OF THE PROPOSAL

3.1 Full planning permission is sought for an 100% affordable housing scheme with 50% of the dwellings being offered as affordable rent and 50% shared ownership. 75 dwellings are provided in total across the combined parcels with the accommodation split as follows

6 x one bedroom units
24 x two bedroom units
31 x three bedroom units
14 x four bedroom units

3.2 A SUDS feature is proposed to the south of the main site and an ecological area to the south of the smaller site. A Local Area of Play is also proposed to the south of the larger site

3.3 There are 13 house types in total as follows

- Arun Semi-detached (Plots 10&11, 26-29, 33-36, 46-49, 59&60, 62&63, 66-69, 74&75)
- Blackthorn Terrace (plots 17-22)
- Bourne detached (plot 56)

- Bourne detached SA (Plot 3)
- Bourne Semi-detached (Plots 24&25, 72&73)
- Bourne Semi-detached SA (Plots 5&6, 12&13, 30&31, 44&45) – looks fine as it is.
- Bourne terrace (Plots 41-43)
- Bourne Terrace SA (Plots 14-16)
- Bourne Terrace SA with Chimney (Plots 38-40)
- Southwick Detached (Plots 52, 55)
- Southwick Detached SA (Plots 9, 23, 64, 65, 4, 32, 37)
- Southwick Semi-detached SA (Plots 70-71, 57-58)
- Hollinwood Semi-detached (Plots 1&2, 7&8, 50&51, 53&54)

4. RELEVANT PLANNING HISTORY

None of relevance to this application

5. PLANNING POLICIES RELEVANT TO THE DECISION

Staffordshire Moorlands Local Plan (adopted September 2020)

- SS1 Development Principles
- SS12 Planning obligations
- SD1 Sustainable Use of Resources
- SD3 Carbon-saving Measures in Development
- SD4 Pollution and Water quality
- SD 5 Flood risk
- SS 5 Leek Strategy
- DC1 Design Considerations
- DC3 Landscape and settlement setting
- E1 Employment
- E3 Existing employment areas
- C1 Creating Sustainable Communities
- C2 Sport, recreation and open space
- NE1 Biodiversity and Geological Resources
- NE 2 Trees, Hedges and woodland
- H1 New housing development
- H2 Housing allocations
- H3 Affordable housing
- T1 Development and Sustainable Transport
- T2 Other Sustainable Transport Measures
- DSR 3 Land off Ash Bank Road (WE003 and WE052)

Staffordshire Moorlands Design Guide

Developer contributions SPG, Space about dwellings standards SPG, Housing for Local people and affordable housing SPG and Public open space SPG

National Planning Policy NPPF

National Planning Policy Guidance

6. CONSULTATIONS CARRIED OUT

Press Notice expiry date: Expired

Site Notice expiry date: Expired
Local residents have been notified by letter.

Letters of representation received

OBJECTION (103)

- Inadequate storm water drainage to properties rear of numbers 5 & 6 Salters Close as the stone soakaway does not extend sufficiently to cover the above mentioned. These properties sit relatively low in the ground compared to the proposed properties of the development leaving excess surface water with only one route, that being usually downwards!
- Proposed footpath will detrimentally affect privacy and security
- During the previous consultation with Justin Howell we were given reassurances that the proposed development would be effectively screened from the existing residencies on Salters Close due to the greater elevation of the new development. Looking through the planning proposal no such screening is evident, or any mention of effective screening apparent.
- As the existing properties have had an unrestricted Green Belt outlook for many years, there should be some consideration to the impact on current property values both during and after the development has been completed.
- The use of rendering as a suitable facing for some of the proposed developments housing needs to be given careful consideration as the long term aesthetic of this type of facing is not pleasant.
- Recently the Prime Minister pledged that houses should not be built on green fields (7.10.2021 The Daily Telegraph) Mr Johnson acknowledged fears people have about the countryside being desecrated by ugly new homes as this was prior to this application being submitted should this point also not be considered and also the fact central government are even reconsidering the amount of new homes from the manifesto should this not question the amount that are being proposed for such a small area. Mr Johnson & MPS were considering to reuse sites that had previously been developed and brownfield sites.
- The local infrastructure has no capacity; dentists, doctors and schools have no capacity
- The noise from the HMYOI should be considered when proposing to build housing so close, the shouting of abuse & swearing can be really offensive and should not be inflicted upon young families & the elderly. Noise from the prison is shocking and the language is terrible in summer we have to keep windows closed because of this and you are thinking of putting houses closer
- Query why the new Noise Assessment was conducted in the middle of winter when inmates spend the majority of their time indoors? It was very windy too and the equipment used was placed at the bottom of a bank. Yet more biased & convenient assessments carried out to favour developers, this assessment should be carried out at different periods throughout the year and certainly for longer than a week or two -
- Access onto the A52 (Ash Bank road) will be an issue due to the 40mph speed limit and the entrance being on the brow of a hill. The road is extremely busy currently without the added traffic of a further housing development. Any future traffic calming measures put in place to combat the access issues would greatly exacerbate the already heavy traffic load especially around the rush hours.
- Traffic already queues back from the Washerwall junction every morning and this will make it worse.
- The congestion caused will be unmanageable
- More cars means more pollution and longer journey times for existing residents

- The proposed buildings for the site are to be honest woeful (built with gas boilers and natural ventilation) where is the passive house standards we should be striving for, what about air-source heat pumps, MHVR, solar, rain water recycling, where is the green technology that Boris Johnson wants us to use because I can't see any
- It is Green belt land that is being built on.
- The traffic chaos it will cause especially affecting the traffic lights at Washerwall Lane.
- .Lack of Doctors and school spaces.
- Affect on property values of existing houses.
- Feel that this land has been given to Homes England and due to its proximity to the prison, it will be extremely difficult to sell or build private homes on. As such it is only being used as social housing as you feel it is acceptable for more vulnerable people waiting for social and council housing to live in. That's not only discrimination but it should be illegal. As mentioned, there are far more suited sites for this development. Many of which would suit the needs of people far greater than this.
- Loss of views over beautiful countryside
- Overshadowing and loss of privacy
- Will be overlooked by the new houses
- Should be using brownfield land not building on greenfield sites
- Loss of wildlife, owls are regularly heard
- Social housing needs supporting jobs – where are they?

Werrington Primary School: object to the application on grounds that it does not address the deficiency of social facilities that will present as a result, specifically the lack of available places within local schools. Governors would like to understand which school(s) the developers are expecting the children of families who move into the proposed development to attend. If Werrington Primary School is expected to be the school, how are the developers intending to assist in building capacity in our school?

Potteries Educational Trust: object to the application on grounds that the proposal will negatively impact on the social development of Staffordshire Moorlands due to the lack of provision for education. They say Werrington PS and Moorside HS are currently over their published pupil numbers on roll and at maximum net capacity. Secondly they say first preferences are well above PAN which means families moving into the new housing development may not be able to obtain a school place locally through the normal admissions process into Reception and Year 7.

Thirdly they say the proposal may result in existing pupils being negatively impacted by potential appeal admissions.

SUPPORT (1)

It seems as if the plan has been very well thought out, taking into account the slope of the land and positioning of the new houses in relation to the existing housing.

As long as the houses are at a reasonable price I think the new houses will be beneficial to Werrington providing much needed accommodation.

Just one suggestion would be to lower the speed limit on Ash Bank Road (A52) to 30 miles per hour to allow easier access into and out of the existing entrance.

Werrington Parish Council

Express the following concerns:-

- There is only one entrance and exit onto a busy main highway.
- Due to all amenities being on the opposite side of the busy main road, traffic lights and a pedestrian crossing on Ash Bank Road are essential.

- Concern was expressed about public footpaths.
- Given that the majority of the houses are family homes, play equipment should be provided on one of the open spaces.
- Who will be responsible for ongoing maintenance and upkeep of the open spaces?
- Why is this development for 100% social housing, with no properties on the open market?
- Will any trees be planted to replace those being felled?
- It was understood that these houses would be affordable homes for local residents to have first refusal. Is this still the case? If not, why not?

Following a public meeting held on 30th November 2021 the Parish Council raises the following additional issues and concerns on behalf of our residents.

- a) Housing offer - The Council wish to **object** to the proposed development being 100% affordable housing, as this is not what is required in Werrington, see attached letter from Feeney Estate Agents. Policy H3 of the Local Plan states that, '**Residential developments of 10 dwellings (or 0.5ha) or more shall provide 33% affordable housing**'. Therefore, an explanation is required as to why this development is 100% affordable housing. The demand in the area is for 2/3 bed homes on an open offer basis. As those generally looking to purchase in the area have deposits saved and a regular income, the shared ownership scheme is not required. It is felt that this contravenes the National Planning Policy Framework (NPPF) point 124(b) and the Local Plan point 7.48 and Policy H3.
- b) Highways - Concerns were raised regarding the access to the development on Ash Bank Road. High levels of traffic is already an issue on Ash Bank Road, particularly at peak times, and introducing an additional junction with potentially 100 plus more vehicles, would only exacerbate problems. The crossroads at Cellarhead were declared as an Air Quality Management Area (AQMA) on 31st July 2019, due to the Nitrogen Dioxide levels caused by a high volume of queuing traffic. No measures have so far been implemented to address this issue. The addition of 75 new dwellings and the associated vehicles, to a site off Ash Bank Road, one of the roads forming the crossroads, will only increase the level of air pollution. Quoted on The Sentinel's website on 1st August 2021, District Councillor Paul Roberts said, 'I had to queue a mile long at the Cellarhead crossroads at 5pm. It is a no-go area. Will you ever improve the air quality there?' It is felt that further investigation is needed in this area.
- c) Local amenities - it was not felt that sufficient consideration has been given to the impact of this development on local amenities such as the Doctor's Surgery and local schools. The Headteacher of Werrington Primary School has confirmed that they have **no** capacity for new children. When questioned about this, the developers stated that children would no longer be taken from out of the area to accommodate children from the new development. This may work for young children starting in reception class, however those aged 6-11 years moving into the new properties, would not be able to get a place at the local primary school. We believe that this is contrary to NPPF point 95 and point 124(c).
- d) Drainage and flooding - Residents report that the site is regularly flooded, raising concerns over future issues. It is felt that the drainage is not adequate at present to support additional properties and that further investigation is required.
- e) Noise pollution - Due consideration has not been given to the noise pollution from the Youth Offenders Institution (YOI), which would be situated next to the development. Residents surrounding the YOI have reported constant noise and bad language. The new development would sit closer to the YOI than current properties, and therefore experience higher levels of noise.

- f) Play area - The potential developers informed the meeting that the decision not to include a play area within the development was at the request of the District Council. The Parish Council would strongly request the District Council reconsider this, as it is felt that a play area would be much needed as part of this development, rather than Section 106 monies to be spent on an existing play area.

Operations Manager -Waste

The Bin Collection points BCP could be placed nearer the highway on the private drives. No bin storage identified on the plans for each property.

Environmental Health Officer

Initially recommended refusal of the application due to concerns about proximity of the proposed residential housing to a young offenders prison. The Noise Assessment/s indicate that noise caused by road traffic can be mitigated through appropriate sound insulation and appear to dismiss noise caused by the HMYOI as an issue.

Subsequently lifted objection following submission of details of further on site monitoring subject to a site specific sound insulation condition

No objection on air quality or contamination grounds subject to conditions

Trees and Woodland Officer

The proposed alterations to the existing main site access off Ash Bank Road would require the removal of a number of prominent mature trees in this part of the site. The application arboricultural report correctly regards this as necessary/unavoidable to accommodate the new access arrangements as proposed – but states in its conclusion that the development has been “informed” by the tree survey, although it seems more that a layout has been designed and the arb report then acknowledges its inevitable impact, which is not the same thing. This tree loss at this location would have detrimental impact on visual amenity, and whilst the layout has spatial opportunity to accommodate mitigatory replacement planting along the Ash Bank Road frontage, it would be many years (a few decades) until this achieved a comparable level of visual presence and amenity. However, it is noted that the site is an allocated housing site in the adopted Local Plan, and therefore development is to be anticipated; if it is that there are no acceptable/viable alternatives available to the position/arrangements for site access (both to the new housing development and the existing YOI facility) then yes, such tree loss would be unavoidable and this is something for the LPA to take into account in the overall planning balance. If the need for and benefits of the development are considered to outweigh such tree loss (whilst also factoring in mitigation) then there may arguably be no overriding conflict with Policy NE2.

The latest revised layout plan (Revision AA) has amended the proposed shared private drive and parking arrangements for Plots 1/2/3 since the arb report was written. This drive now results in a greater encroachment into the north and north-east quadrant of the Root Protection Area (RPA) of a large mature Category A Sycamore (T1), compared to the previous lesser encroachment (but still an encroachment) into the north-west quadrant. As this revision post-dates the arb report, its impact has not been specifically addressed, although the arb report proposed that the previous impact would be made acceptable by use of manual excavation and root pruning under arboricultural supervision. To my mind this approach is not appropriate as it still involves excavation and root severance (and of a greater amount under the revision) whereas the guidance in BS 5837 advises a default position of structures being located outside RPAs. If the shared private drive access point onto the highway were to be moved c.12 – 15m further east, this should enable an alignment which avoids encroachment into the RPA, albeit it may also require some corresponding adjustment to the position/geometry of the bus stop pull-in.

The access arrangements to the front and side of Plots 17 – 22 have also been further amended subsequent to the arb report, and in fact now avoids footprint encroachment within the RPA of tree T18 a mature Oak. However, it is noted that this tree is situated at the bottom of step bank, and the earthworks required to deal with this significant change in levels to accommodate the private drive southwards off the end of “Secondary Street” immediately past the RPA of T18 could themselves have harmful knock-on effects within the RPA beyond the edge of the footprint of the private drive carriageway. I cannot see that details of how this change in ground levels would be handled have been submitted and at the least we could do with large scale sections and/or existing/proposed levels information to demonstrate how Plots 21/22 and 31, and the Primary street and Secondary Street/private drive would relate to the more notable ground levels changes in this part of the site. It may be that the alignment of the Secondary Street and private drive leading past Plots 17-22 would be better moved a fair bit further westwards from the RPA of T18 in order to accommodate any peripheral engineering works associated with the levels changes, and this in turn may also produce a better alignment at the interface between the secondary street and the private drive, which at present appears quite awkward.

I have not been able to find information to clarify whether the drainage(?) easement (“TFR”) rear of Plots 32-37 etc is existing or proposed. If a new proposed feature, is there any reason it could not be slightly re-aligned to avoid encroachment into RPAs of existing trees and hedges? (but not an issue if TFR is existing). Similarly for the footpath link between the turning head at Plot 38 and Ash Bank Road.

Other than the issues noted above which, with the possible exception of the main development site/YOI access arrangements appear to be readily capable of minor amendments to address, the main housing layout including dwelling footprints, adoptable highways and private drives and parking areas, are all clear of RPAs and would also avoid significant indirect issues in relation to existing trees such as shading, overbearing impact etc.

In terms of visual impact, the proposal would introduce a suburban housing development into a current open field site in a prominent location alongside the main road through Werrington. This would fundamentally change the landscape character of the site itself (agricultural fields to residential estate) and the development would be prominently visible and bring about a medium to high magnitude of change into currently extensive views into and beyond the site as viewed from the elevated linear viewpoint of Ash Bank Road, leading to initial major/moderate adverse visual impact, becoming moderate adverse after the establishment and development of new landscape planting. This linear viewpoint along Ash Bank Road is, predictably, where the greatest magnitude of change and greatest visual impact would be experienced from; the application documents include a Landscape and Visual Impact Assessment which also considers potential impact from a number of other representative publicly accessible receptor locations generally in an arc from east to south to west around the site at varying distance from the site. However, in these views, due to the combined effects of distance, intervening topography and intervening vegetation and/or existing built structures, visual impact would generally be none to minor, with any glimpsed views of the development seen in the context of similar glimpsed views of the existing settlement and the more visually prominent Y.O.I. Even the views seen from Ash Bank Road would not be seen as isolated development in undeveloped open countryside as there is already considerable visual influence of a semi-urban character arising from existing dwellings, shops and of course the Y.O.I.

Against the adverse impacts noted above, it must be acknowledged that both parcels of land making up the application site are located within the village development boundary where

further development would in principle be acceptable, and furthermore both land parcels are allocated for residential development in the adopted Local Plan. The inevitable visual effects and impact generally characteristic of a major residential development have therefore already been considered acceptable for this combined site.

The application includes a landscape masterplan which in fact is a fully specified landscaping scheme in terms of proposed species, planting sizes and numbers/densities. The planting scheme contains an emphasis on native species – especially within the “ecological zone” rear of Plots 1-3 and as dense native thicket and heavy standard/semi-mature individual trees to main site boundary locations. Also noted are the retention and enhancement of a large area of semi-improved grassland (again in the ecological zone) and various areas of wildflower meadow seeding, along with orchard tree planting opposite Plots 44 – 47. The development layout and its complementary planting scheme is generally in accordance with requirements of Local Plan Policy DSR3 with regard to landscaping required to provide appropriate landscape and visual impact mitigation measures, including planting to the southern and south-eastern boundaries, and also with regard to built development being set back from Ash Bank Road to retain open space here (which also would receive substantial new planting).

It is noted that the submitted landscape masterplan has not been updated to reflect more recent layout amendments. If this can be done prior to application determination, this would avoid the need for subsequent submission of an updated landscaping scheme under discharge of condition application; that said, given the otherwise acceptable landscape strategy and detailed specification already submitted, any minor revisions to suit the minor layout amendments could I am sure be acceptably dealt with under a “within 3 months of commencement” type condition rather than pre-commencement.

Local Highway Authority

No objection subject to conditions and a financial contribution of £7000 towards the monitoring of the Travel Plan

Housing Officer

Policy H1 states that new housing developments should provide a mix of housing sizes, types and tenures including affordable housing. The applicant in conjunction with Homes England and Jigsaw Homes have presented the opportunity to deliver the site as 100% affordable housing with a proposed mix of 50% rent, (6x 1b, 20x 2b, 10x 3b, 2x 4b) and 50% shared ownership (4 x 2b, 21 x 3b, 12x 4b)

In delivering above the policy requirements, consideration needs to be given to local housing needs.

Applicants registering on Home Options are able to specify 3 areas of preference as to where they would like to live.

	Bedroom Need				
Werrington area	1	2	3	4	Grand Total
Preference #1	3	7	3	1	14
Preference #2	1	8	1	2	12
Preference #3	4	7	3	1	15
	9	22	7	4	

(Werrington area defined as Bagnall, Cellarhead, Cookshill, Werrington and Wetley Rocks).

In addition to households currently registered we are able to look at demand for existing accommodation based on the number of bids when advertised for relet.

In 2021, there were 4 relets in , 2 x 2 bed houses both receiving 19 bids, 1 x 1 bed flat with 16 bids and 1 x 1 bed bungalow with 11 bids.

In 2020, there were 5 relets, 2 x 2 bed houses receiving, 6 and 16 bids, and 3 x1 bed bungalows receiving 11,8 and 5 bids.

There have been several discussion with Homes England and Jigsaw to agree a suitable mix for the site that meets the needs of households on the housing register and those seeking assistance into home ownership through shared ownership.

Whilst it is disappointing that no open market housing element is proposed, the range of unit types provides an excellent opportunity to provide much need affordable accommodation.

Policy Officer

- The Staffordshire Moorlands Local Plan was adopted on the 9th September 2020. It provides an up-to-date development plan with a five year supply of deliverable housing sites as confirmed in the Inspector's final report (June 2020).
- The site is allocated in the adopted Local Plan for residential development.
- The site specific policy DSR3 allocates the sites for approximately 75 dwellings 50 on WE003 and 25 on WE052 and details a number of policy criteria The relatively low density on WE003 reflects the policy requirement to maintain the gap on the top part of WE003. Whilst the principle of increasing the number of dwellings on this part of the site is acceptable it needs to be recognised why the density is relatively low and development should ensure the policy requirements are not compromised.
- Affordable Housing The application is for 100% affordable housing with no market housing is included. The proposal is for a mix of affordable rent and shared ownership and whilst it does not include any market housing it will provide housing for those on the social register and those needing help to buy a house. It is understood there have been discussions with the housing officer regarding the housing mix.
- A S106 agreement should consider the provision of affordable housing, open space and outdoor sports provision, education, highways and any other planning obligations in line with adopted Policy SS12.
- Self build Policy H1 states on sites of 10 dwellings (or 0.5ha) or more where demand exists for self build residential developments should make a contribution to meeting this need. It will be looked at on a case by case basis. The Council maintain a Self-Build Register which provides information regarding the demand for self/custom build housing in the District. The last published figures in the 2019-2020 AMR show there were 29 entries on the Councils Self Build Register. Has any consideration be given to potential of the development to provide some self-build properties.
- Policy H1 states that the final mix should negotiated with the developer based on housing needs as informed by the SHMA and other factors such as available supply and market demand. Below is the ward based census data with a calculation of the percentages of dwellings for Werrington wards and the property size and type recommended by the SHMA. The application should bring the housing stock closer to the SHMA recommendations. In Werrington there is a high percentage of larger 3 or more bedroom dwellings 80% and a low percentage of smaller 1 and 2 bedroom properties 20%. The proposed housing mix is predominately 2 and 3 bed properties and would increase the range of these size properties in Werrington.

2011 census merged ward	All categories: Number of bedrooms	1-bed	2-bed	3-bed	4-bed	5 or more bed
E36005473 Werrington	1347	24	239	822	229	33
	100%	2	18	61	17	2

• SHMA recommendations	• Property type and size
• 1-bed flat / house / bungalow	• 60%
• 2-bed flat/house/bungalow	
• 3-bed house/bungalow	• 40%
• 4-bed house	

Regeneration Officer

The proposal is for the development of 75 affordable homes off Ash Bank Road, Werrington. Residential development will impact on the local economy in terms of jobs and purchasing of supplies and services. In order to assess the economic impact of this development, we have relied upon the data supplied by the applicant and used the Council's approved multipliers to prepare these comments.

The proposal for 75 dwellings will provide the following outputs:

- The new householders occupying each new unit will spend some of their income locally through shopping and use of local services. National research has identified that 34% of all household expenditure is spent at district level or below. For this development of 75 units this is calculated at £704,100 per year.
- Each new unit will generate direct jobs within the construction industry or associated supply chain, of which 25% are likely to be locally based. Indirect Jobs are also generated by local spend in shops and services. This is calculated at an additional local job for every seven new units. Using these multipliers the development will generate 80 direct jobs and 10 indirect jobs.
- The development will also generate approximately £13,778 council tax for the area per annum

Commissioning Officer – open space

On-site play and open space provision

The application suggests that there is no on-site play provision included within the development area.

Although the nearest alternative site for play and recreation is located within 1km of the development, it would be our consideration that some provision of on-site play could be included. The current main recreational space in Werrington is Meigh Road park, which has open space, play equipment for all ages, a multi-use games area and a new pump track. It also has a bowling green and football pitch. This site offers lots of opportunities for the

community but it is also the only significant playground in the whole village. Access to the site from the new development would also require the residents to cross a busy (40mph) A-road, without (at present) a safe defined crossing place.

The new development offers a number of areas of open space which could be utilised in part by some items of play aimed at the younger ages. This would help to restrict the need for all children to be taken or encouraged to access the play area at Meigh Road. Rather than the usual LAP style play we would prefer to see some interesting and innovative play offer with high play value to the users. This could be designed in an open informal method, potentially using timber framed equipment which will help to make the play equipment fit with the green feel of the development. The area to the south of the site could be utilised, although this would need to be assessed around the potential hazard of the balancing pond located in that same area. Alternatively, the open space to the north of the site. The concern here is the proximity to the access road and ultimately the main A-road.

We would not see this inclusion of a limited amount of on-site play equalling the full amount that could be requested in off-site contributions for play. Therefore, we would still be requesting (circa) 50% of the off-site play contribution via the s106 agreement. We would welcome further discussions on the design, type, and location of the play equipment with the developer.

The amount of open space on the site is good and positioned throughout giving all of the dwellings close proximity. The isolated site to the north-west with four units also has the large "Ecological Zone" attached, but from the information it seems that this does not have any public access. The site will need to be maintained and therefore it would be a requirement for this area to have some sort of vehicle access route, which is not shown. As this area has no public access it will not be considered as public open space and therefore not commented on further.

The main site has four main areas of open space which are split in the north, east, south and west of the site, giving good coverage for the whole site. Although, it is recognised these areas are relatively small it is welcomed to see them included in the planned layout of the site.

Active design

The site is relatively small and as such opportunities for on-site Active Design maybe limited. Having said that, as mentioned above there are a number of open spaces included in the layout. It would be good if these open spaces could be used by the residents for physical activity. The larger spaces to the north and south could have equipment installed focused around encouraging physical activity. This could be the traditional outdoor gym style equipment or the less prescriptive calisthenics type. A pedestrian pathway to the south of the balancing pond, following the boundary of the development area and following up the eastern flank of the site, could create a short walking loop around the development when the existing pavements are included.

The site is situated in the heart of the village and as such the local amenities such as shops, schools, doctors, pubs and the larger main park are all within walking distance, which will promote residents to leave their cars at home as much as possible. This does highlight the potential danger of the main A52 road , which has a 40mph speed limit, as all of these amenities are located on the opposite side. Therefore, a safe crossing point/method is recommended. The site has good access to the local bus routes to Stoke-on-Trent and other parts of Staffordshire Moorlands towns principally, Leek and Cheadle.

Lastly, there are plenty of opportunities for longer walks to be promoted. To the south there is a good network of public rights of way and there are more significant open spaces at Wetley Moor to the north and Parkhall Country Park to the south.

Off-site contributions

As mentioned early some on-site play would be recommended although this does not need to amount to a full play area, to the equivalent of a LEAP. Therefore, depending on the outcome of those discussions there would be the need for a partial or full contribution to off-site play.

There would be an off-site contribution to playing pitches from this development. Both this and any off-site play contribution would be used within a 2km radius of the development site. The current formulas for these contributions are:

Off-site play: £549.25 x number of bedrooms (not including any one bedroom units)

Off-site playing pitch: £685.36 x number of bedrooms (all bedrooms are included)

Staffordshire Wildlife Trust

No objection subject to conditions

The development does not impact on any designated wildlife sites. The site is within the Wetley Moor SSSI impact risk zone, but does not meet the criteria for further impact assessment.

Semi-natural habitats in the local network include hedgerows, wetlands, meadows and small copses. The site's proposed habitats compliment these.

An Ecological Appraisal conducted by Aspect Ecology (October, 2021) has been submitted. The report found that, with the exception of several hedgerows, habitats on site were of limited importance. As per the ecological appraisal, hedgerows H3, H4 and H5 are considered to be of local importance. H4 and H5 will be fully retained, whilst a section of H3 will be removed to facilitate the development. Ideally, more of this hedge could be retained with some slight layout amendments. New species-rich hedgerows are proposed, and the submitted BNG figures show a net gain in hedgerow units. Material from any removed hedgerows should be retained and used for the creation of dead hedges and habitat piles. Existing hedges could also be enhanced by laying, gapping up with extra species and adding standard trees where appropriate.

Semi-improved grassland is present on site. The ecology report described three grasslands (G1, G2, G3). G1 contains the most floral diversity, and this is proposed to be mostly retained and enhanced in the proposals. Other areas of the site are to be seeded with a wildflower mix. Ideally this should be sourced from a local diverse meadow on similar soil, rather than a commercial supplier. This is usually more economic, locally characteristic, and helps conserve existing high-value meadow sites. Retained grassland would also benefit from the addition of seeds to speed up enhancement alongside good management.

1.A Biodiversity Net Gain assessment has been submitted. The summary shows a clear net gain in both habitat and hedgerow units (about 19% and 316% respectively). However, the headline results page shows that habitat trading rules may not have been satisfied. We request that the original calculator is submitted (as per BNG good practice) so that it may be reviewed prior to determination. Pending BNG calculator review, habitats should be secured as proposed within the relevant plans to secure net gain.

2.All net gain habitats must be secured for a minimum of 30 years via a suitable habitat management plan.

3.The application includes an outline drainage plan. The full drainage plan should show permeable surfaces for driveways and parking areas to reduce runoff where feasible. Water butts should be included for added sustainability. We would encourage the use of roadside swales, use of existing ditches along hedges, and generally avoiding pipes in favour of open features to better support wildlife and promote a more natural design. Amphibian friendly road and drainage design should be implemented to avoid trapping these species – seek ecologist advice. The full drainage plan should support and add to proposed habitat creation/enhancements.

4.Details of spoil disposal/placement/use will be required to ensure it is disposed of adequately. Subsoil should be reused for habitat creation/enhancements where possible. Condition required.

5.The ecological appraisal (Aspect Ecology, October 2021) recommends a sensitive lighting plan, mitigation for tree removal with bat potential, and bat enhancements:

- As per section 6.1.3 (MM2), if plans change to include tree removal or disturbance with bat potential further survey and mitigation will be required. Trees T1, T2, and T3 have bat moderate and high potential.
- As per section 6.1.4 (MM3), a sensitive lighting plan should be submitted and approved.
- As per section 6.2.7 (EE6) and the 'Faunal Enhancement Plan', bat enhancements to be secured.

Conditions required to secure mitigation and enhancements.

6.There is a GCN record from 2012 of 20 adult newts within 70 m of the western section site boundary and 22 m of eastern section boundary. However, as per the ecology report this appears to be associated with a pond which no longer exists. Despite this, GCN can persist on land for many years after breeding ponds have disappeared, so precautions should be taken particularly for any hedgerow removal. Reasonable Avoidance Measures (RAMs) should be followed for any hedgerow removal.

7.The ecological appraisal (Aspect Ecology, October 2021) recommends mitigation and enhancements:

- As per section 6.1.6 (MM5), timing of all vegetation clearance/management to avoid the bird nesting season.
- As per section 6.2.9 (EE8) and the 'Faunal Enhancement Plan', bird box enhancements to be included.

Conditions required to secure mitigation and enhancements.

8.The ecological appraisal (Aspect Ecology, October 2021) recommends mitigation and enhancements for hedgehogs:

- As per section 6.1.5 (MM5), small mammal mitigation to be followed.
- As per section 6.2.8 (EE7) and the 'Faunal Enhancement Plan', hedgehog enhancements to be included.

In addition to the above:

- Any trenches or holes dug into the ground must provide means for escape (e.g. a ramp) if left open overnight or be covered to avoid trapping animals.
- Boundary treatments must incorporate hedgehog access holes at the base to allow access throughout the site.

Conditions required to secure mitigation and enhancements.

9. The ecological appraisal (Aspect Ecology, October 2021) recommends enhancements for invertebrates:

- As per sections 6.2.10, 6.2.11, 6.2.12 and the 'Faunal Enhancement Plan', invertebrate enhancements to be included.

Condition required to secure enhancements.

10. An ECMP should be submitted and approved prior to any works commencing. To include:

- All species (amphibians, birds, mammals) mitigation as above and installation of any integrated enhancements e.g. brick bird boxes to avoid the need for retrofitting.
- Root Protection Plan for trees and hedgerows.
- Hedgerow removal process (to ensure material is reused).

Condition required to secure ECMP.

Local Lead Flood Authority

Holding objection due to absence of an acceptable FRA and Drainage Strategy.

Severn Trent Water

No objection subject to drainage condition

SCC Education

Advise that the application would not result in an education contribution and is therefore acceptable from an education perspective.

The response is based on the information contained within the planning application and should the number and/or mix of dwellings change we would wish to be consulted so that a revised contribution can be calculated.

Advise that the majority of Staffordshire schools include residence in the school's catchment area as a high priority within their admission arrangements. Even where this is not the case schools still give high priority to children who live in the local area.

The location of a housing development in relation to schools in the local area is taken into consideration when assessing the mitigation required for education provision.

Based on the location of the proposed development we have considered the impact on school places at the following school(s):

Werrington Primary School
Moorside High School

To understand the impact of this development on education infrastructure analysis has been undertaken using:

- Pupil Number on Roll;
- Net capacity/funding agreement of the schools;
- Pupil projections which include committed developments

In determining whether there is a need for the developer to mitigate the impact of this development it was calculated that 69 dwellings would require 14 primary school places and that 69 dwellings would require 10 secondary places. These are based on a pupil product ratio (PPR) 0.03 per dwelling per year group. Using 7 year groups for Primary and 5 for secondary places. Six 1 bedroom dwellings have been deducted from the dwellings numbers in line with our Staffordshire Education Infrastructure Contributions Policy.

Although we do not anticipate that there will be problem for future admissions of children living in the proposed development at the normal age of entry (Reception and Year 7), it must be noted that the majority of existing year groups are over-subscribed and therefore it may be necessary for children in other year groups to obtain a school place in the wider local area.

Please note that we reserve the right to amend this response should circumstances materially change from this analysis to the point that education contributions are finalised within the S106 Agreement.

National Health Service

The Staffordshire and Stoke on Trent Clinical Commissioning Group has no initial objections to the development subject to confirmation of the level of contribution requested at £46,425 (values will be recalculated at the time the Application is granted confirming unit numbers and linked to TPI for inflation) and the agreement of suitable provisions within a Section 106 Agreement to secure the funding and enable the funds to be drawn down at an appropriate time.

On the basis of an average household size of 2.4, the likely impact of the development on primary care health services within the locality is an additional 180 patients. The CCG is therefore requesting a contribution which would support the development of primary care services in the area as a direct consequence of the increase in demand from the new housing development. The CCG has considered various options to address the impact of the development. It has consulted with the local GP practices and has considered the geography and travel times for patients between the site and the nearest GP surgery.

Based upon the above the CCG is therefore seeking a contribution of £46,425 towards local health infrastructure which is directly related to the development and is fairly and reasonably related in scale.

Staffordshire Police: Crime Prevention Design Advisor

1. Having appraised the proposals from the perspective of their potential to generate criminal or anti-social behaviour Staffordshire Police have only a few adverse comments to make. It is evident from comments in the Design and Access Statement (notably Section 4.2.10 Residential Amenity) that in the main, due consideration has been given to designing out crime and designing in community safety as reflected in the proposed site layout. Questions exist though in relation to rear access paths and some potential opportunities for improved natural surveillance.
2. Concerning the main parcel of development, the following positive design elements are noted:
 - A single vehicle access point and separate pedestrian linkage – both adequately overlooked;

- Retention of the Ash Bank Road site boundary wall helping to enclose/define the site;
 - Well-defined public and private space throughout the development;
 - Properties addressing the street providing active frontages with private rear gardens generally backing onto one another or existing rear gardens – mutual security;
 - Good levels of natural surveillance throughout between dwellings and over public space aided by dual-aspect corner plots;
 - Reasonable boundary treatments with the opportunity to prevent unauthorised access from the front of dwellings to private rear gardens;
 - Defensible space at the front of dwellings;
 - A road network which should curb vehicle speeds to aid safety;
 - A planting buffer between the site and set back from the neighbouring HMYOI. (Presumably a suitable assessment has been made to determine the likelihood/extent to which noise from the HMYOI might impact upon residents of the new development. The fact that the prevailing SW wind should carry some noise from the HMYOI away in the opposite direction is likely to be beneficial in this regard);
 - Aside from the formal connections to Ash Bank Road, the absence of other through routes should reduce the opportunity for outsiders to enter the site. This should contribute to a development that is perceived to be under the ownership and control of its residents, which itself can have a positive impact upon deterring crime and anti-social behaviour.
3. A number of rear access paths are incorporated within the development. Alas these are not gated at their respective entrances, but much further back. Secured by Design best practice advice is that to reduce opportunities for offenders to more easily gain access to the rear (plus anti-social behaviour), gating should be as close to the front of the building line as possible with a key operated lock, operable from both sides provided. It is recommended that the necessary alterations are made to address this.
 4. Unfortunately it is not a simple process to determine the extent of natural surveillance at the side of dwellings overlooking the parking provision. Secured by Design Homes 2019 guidance recommends “Where parking is designed to be adjacent to or between units [as will be the case here], a gable end window should be considered to allow residents an unrestricted view over their vehicles”. Some perhaps even most of the parking will be overlooked by such windows, but it is unclear whether this will be the case throughout the development. Where there are any deficiencies in this regard, it is recommended that the necessary alterations are made to reduce the number of blank gables/those with bathroom windows only to ensure that all side parking is at least potentially viewable from one adjacent dwelling. Eliminating blank gables can also be generally beneficial to the overall aesthetics of a development.
 5. External defensive hedge planting can be a very effective way in which rear garden boundaries which abut publicly accessible space can be made more secure. The applicant should ensure that all such opportunities that exist here should be undertaken. There can be ecological and aesthetic benefits with this approach too.
 6. With regard to the smaller parcel of development, the reasoning behind the need for the parking to be detached and separate from the housing is understood, although this will expose vehicles parked there to potentially a more elevated degree of risk. Furthermore, it will prove much more inconvenient for residents, for example, a young mother dealing with a toddler/baby and with shopping to unload.
 7. The DAS states that ‘The design creates clear definition between the public and private realm and follows the principles of Secured by Design using primary and secondary streets and private drives.’ From the viewpoint of Staffordshire Police and undoubtedly for the long-term benefit of all future residents of the development, should permission be granted, it would be highly desirable for the dwellings to ultimately satisfy the minimum physical security requirements contained within the Secured by Design Homes 2019 design guide (or any later published version). Of particular importance would be the installation of external doorsets and ground floor/accessible windows, which have been

tested and importantly, possess third party certification from a UKAS-accreditation body to a recognised manual attack-resistant security standard. This would be one further significant way in which the applicant could seek to design out criminal opportunity. Such third party certified doorsets and windows are widely available, satisfy rigorous performance standards aside from security ones, and provide a proven and demonstrable level of manual attack-resistance, whereas non-certified products offer no such assurance, and consequently introduce an easily avoided and unnecessary vulnerability.

8. Should this application ultimately meet with approval, it is requested that an informative note for the applicant is attached to the bottom of the decision notice directing them to advice on construction site security. Wording along the following lines would be ideal.

‘For online advice on construction site security, the applicant’s attention is directed to the following publications from recognised bodies:

- Construction Site Security – A Guide (British Security Industry Association)
- Construction Site Security Guide 2021 (Secured by Design)’

Ramblers Association

There are two paths that could be affected, Werrington 15 and 16. Every care must be taken to keep the paths open and safe for the public to use during and after work has been done.

Peak and Northern Footpaths Society

The applicant recognizes the proximity of the PROWs Werrington 1, 15, & 16 which are very close to the proposed site. It is stated that the application does not affect these ROWs. Use of the PROWs, and the safety of users must not be affected by the development, nor during the work taking place. Nothing in this response should be taken to imply the Society’s support for the development.

7. OFFICER COMMENT AND PLANNING BALANCE

Principle of Development

7.1 Planning law requires that applications for planning permission be determined in accordance with the Development plan unless material considerations indicate otherwise.

7.2 The principle of housing on these two parcels of land is established; both sites are allocated for housing in the Local plan under the site specific Policy DSR 3. The larger site, WE003 for approximately 50 dwellings and the smaller site WE052 for approx. 25 dwellings.

7.3 Policy DSR sets out that in addition to other relevant Local plan policies a number of criteria must be satisfied when considering applications on these sites:-

- A landscaping scheme to provide appropriate landscape and visual mitigation measures and to include planting on the southern and south eastern boundaries;
- The development shall maintain the gap on the top part of the site WE003 fronting Ash Bank Road by retaining open space on this part of the site;
- Noise impact assessment to consider the impact of the HM Young Offenders Institute.
- Access to WE003 should be from the eastern part of the site, should not form a crossroads with Oak Mount road. Access to WE052 would need to take account of the existing bus stop.
- Adequate visibility splays and access shall be provided in line with the requirements of the Highway Authority;

- A traffic assessment to consider the effect of traffic from the development on Ash Bank Road;

7.4 Subject therefore to these criteria and other relevant Local Plan policies being satisfied (see discussion below), the principle of housing on this site is acceptable and in line with Policy DSR 3.

Housing Land Supply

7.5 The recently published 5 year Housing Land Supply Statement for the District concludes that there is currently a deliverable supply of 4.21 years. The implications for this in terms of decision making and applying the presumption in favour of sustainable development, para 11 of the NPPF are discussed in the planning balance below

Access

7.6 Access to the site uses the existing access to the YOI on Ash Bank Road which will be widened and improved. This is in line with Policy DSR 3 which says that access to allocation WE003 should be from the eastern part of the site and should not form a crossroads with Oak Mount road. The road will be widened and a new section provided to serve the development with an access road taken off this to join with the existing internal access road to serve the YOI.

7.7 Access to parcel WE052 will be provided via a new access onto Ash Bank Road. In order to achieve the required visibility splays along Ash Bank Road the existing bus shelter facility along the westbound carriageway will be moved to the back of the footway. Access for refuse and service vehicles will be provided from kerbside, along Ash Bank Road (A52).

7.8 An overview of the proposed access arrangements is provided in Drawing J32-5522-PS-001, attached as Appendix E of the TA addendum.

7.9 The application is accompanied by a Transport Assessment which assesses the impact of the development on the local highway network. It includes an assessment of the signalised junctions at Washerwall Lane/ Ash Bank Road and the Cellarhead crossroads. Overall it concludes that traffic from the proposed development will not result in a severe impact on the highway network.

7.10 The Local Highway Authority has considered the application. They accept the conclusions of the TA in terms of impact on the highway network and advise that the new accesses to both sites are acceptable. They say their response is based on extensive discussions with the applicant during the course of the application. A number of conditions are recommended including the provision of adequate visibility splays, the provision of a dropped crossing facility over the A52 to promote walking together with a pedestrian phase at the Washerwall Lane signal junction and the upgrading of the MOVA systems at both signalised junctions to ensure optimisation. The applicant has agreed the principle of these highway works albeit it is subject to detailed design.

7.11 It is noted that many of the letters of representation concern highway issues. However based on the evidence provided with the application and the fact that the Local Highway Authority consider that the proposal will have an acceptable impact on highway safety and that any residual impact on the local highway network will not be severe, a refusal on highway grounds is not sustainable. The LHA advise that current records show that there was 1 personal injury collisions (PIC) on A52 Ash Bank Road within 120metres either side of the accesses in the previous five years. Although as they say all PICs are regrettable, the

overall volume of collisions does not suggest there are any existing safety problems that would be exacerbated by the proposed development.

7.12 With conditions in place therefore and a contribution of £7000 towards the monitoring of the submitted Travel Plan the application is in accordance with relevant parts of Policies DC1 and T1 and the NPPF and no objection is raised on highway grounds

Locational Accessibility

7.13 The site is in a sustainable location accessible by a range of travel modes including walking, cycling and public transport via the regular bus services on Ash Bank Road. There are covered bus stops close to the site. . There are schools, post office, shops, butchers, church and health facilities all within walking distance of the site (see TA Table 4.4 for full assessment) A Travel Plan is submitted as part of the planning application in order to encourage the uptake of sustainable modes of transport by future occupiers. It says that suitable cycle parking provision will be provided within the curtilages of the new residential dwellings. As these are not shown on the drawings and given the general lack of garages and sheds it is recommended that provision of cycle locks to the rear or side of the dwellings should be conditioned and is agreed with the applicant.

7.14 As noted above the applicant has committed to providing dropped crossings on the A52 to facilitate pedestrians crossing the road and accessing facilities for example on Johnstone Avenue. They have also committed to providing a new pedestrian phase on the north side of the signal junction at Washerwall Lane/Ash Bank Road. In addition a new footpath/cycle link is shown within the western edge of the development site linking on to Ash Bank Road.

7.15 The site is in a sustainable location and measures are put forward to promote accessibility as required by Policies T1 and T2 and the NPPF. No objection is raised on grounds of accessibility.

Affordable housing and housing mix

7.16 This application is put forward as a 100% affordable scheme. In order to secure 33% of the houses as affordable in line with Policy H2, a Section 106 Agreement will be required if permission is granted in accordance with normal practice.

7.17 The applicant says that the provision of a 100% affordable housing scheme instead of an open market scheme with 33% affordable is wholly appropriate in the context of need and past delivery rates of affordable housing in the area to meet those identified needs. The proposed split of accommodation provided equates to 50% social/affordable rent and 50% shared ownership (intermediate).

7.18 The Councils preference would have been for some open market housing to be included in the scheme and this was conveyed to the applicant at the pre application stage. Policy H1 says that new housing developments should provide a mix of housing sizes, types and tenures including affordable housing. It says that the final mix should be negotiated with the developer based on housing needs as informed by the SHMA and other factors such as available supply and market demand. The Policy Officer points to the ward based census data which shows that in Werrington there is a high percentage (80%) of larger 3 or more bedroom dwellings and a low percentage (20%) of smaller 1 and 2 bedroom properties. The SHMA recommends a split of 60% 1 and 2 beds and 40% 3 and 4 beds. The proposed housing mix is predominately 2 and 3 bed properties (circa 73%) and as the Policy Officer notes would increase the range of these sized properties in Werrington and would help to bring the housing stock closer to the SHMA recommendations

7.19 The Council's Housing/Regeneration Officer has considered the application. She also expresses some disappointment that no open market housing is included but goes on to say that the range of unit types provides an excellent opportunity to provide much needed affordable accommodation. Discussions with the applicant have resulted in a suitable mix for the site which meets the needs of households on the housing register and those seeking assistance into home ownership through shared ownership

7.20 In light of the above, no objection is raised to the scheme which, subject to the prior completion of a 106 Agreement to secure 33% affordable housing is in line with Policies H1 and H2.

Design Considerations

Layout of larger parcel

7.21 The application has been assessed by DLP urban designers acting for the Council and the analysis below includes elements of their advice as well as that of Planning Officers.

7.22 Generally from a design point of view the layout of the larger site is considered to be acceptable. The housing set back and retention of a green area along the front keeps the sense of openness and a gap in the built development as required by Policy DSR3. The development will result in some loss of views to the wider countryside. However, there has been an attempt to align buildings and screen and improve views from the main road towards the YOI which does provide some townscape improvements to Werrington. The development will result in the regrettable loss of some prominent mature trees at the entrance to accommodate the access. This matter is considered in more detail elsewhere in the report but it is worth pointing out at this stage that Policy DSR 3 requires access to this site to be from the eastern part of the site so that it doesn't form a crossroads with Oak Mount Road.

7.23 Given the appreciable level changes on the site there will be a need for some significant ground/engineering works and as a result retaining walls are required in parts of the site and there are some houses with exposed brickwork below DPC level. These are shown on the submitted engineering drawings

7.24 In order to assess the impact of the retaining walls, sections were requested. These show that for plots 24-31 the retaining walls vary from 750mm to 1.35m with 1.8 close boarded fences on top. The worst case scenario is plot 28 with a side boundary of approx. 3m; plots 24 and 26 have a 2.85m side boundary. In all cases though this only affects one of the side boundaries to each property and the orientation of the dwellings with west facing gardens means that it will not result in loss of sunlight. It is not ideal but probably acceptable with these mitigating factors. Plots 5-9 now have a terraced rear garden to accommodate the level change. Where levels drop towards Plots 14-16 a retaining wall is shown which is, at its highest 1.8m with a 1.8m close boarded fence of top (Plot 16). The wall tapers reducing for Plots 14 and 15. The applicant has plotted the 25 degree line which is very comfortably met. Plot 16 also has a garden area in excess of the SAD standards. Whilst not ideal therefore it is not considered to be so poor as to be fatal to the scheme. A retaining wall is also shown at the rear of Plots 1-3 but this will have no public perspective. It is for these reasons that the retaining walls are considered to be acceptable. Full details of the retaining walls – final height, material, finish, etc will need to be conditioned in the event of an approval.

7.25 There are four areas of green space within the site; along the frontage, along the dividing hedgerow between the two fields; to the south of the site where a SUDS feature and play area is included and towards the western edge of the site where a pedestrian/cycleway link enters from the A52 and an area of amenity space with orchard planting is proposed. These green areas are important components of the scheme and considered to be well distributed throughout the layout.

7.26 The Trees and Woodland Officer did note some concern about potential impact on T18 a mature Oak (Category C tree). He says that the amended layout in this area now avoids footprint encroachment within the Root Protection Area (RPA) of this tree. Although the applicant's updated Arboricultural Impact Assessment (AIA) suggests that there is a low risk of engineering works associated with level changes in this part of the site encroaching into the RPA of this tree, a condition is recommended to require an Arboricultural Method Statement and tree protection plan for any work on site which may encroach with the RPA of trees to be retained which would include T18.

7.27 Taking measurements from the submitted Engineering drawings, the Councils space about dwelling standards are largely met within the development. There are a couple of instances where facing elevations don't meet the 22m. There is an acceptable relationship with existing dwellings on Ash Bank Road. These properties sit at an elevated level to the site and have rear gardens bordering it. The relationship with no 404 Ash Bank has been considered. The new plots would be angled rather than directly facing this property and there is 21m clearance between nearest elevations. There are properties on Salters Close which also back onto the site. Some of the proposed plots have garden lengths that are less than the 11m specified in the Councils SAD standards but overall the garden areas of 65 sq metres are met. The interface distances between these plots and the facing rear elevations of existing houses on Salters Close is comfortably met and exceeded. There is one exception, that is No 8 Salters Close which is due to what appears to be a rear single storey extension which reduces the interface to approx. 19.5m.

7.28 Overall and on balance it is considered that the amenity of existing and future residents is protected. Existing residents will experience a significant change in their outlook/view (not a material consideration) but their amenity (a material consideration) will be protected in line with Policy DC1 and the NPPF. It is recommended however in view of the shortfall in the garden lengths of Plots 46, 47, 48 and 49 that permitted development rights are removed on these plots in respect of extensions and outbuildings in order for the Council to control these matters in the interests of the protection of residential amenity.

Layout of smaller parcel

7.29 Turning now to the smaller parcel of land, this initially showed four frontage plots; reduced to three during negotiations as discussed below. This land has a backdrop of the main buildings of the Young Offenders Institute which is not very attractive. The proposed houses would screen some (not all) views from the main road of these buildings and therefore help to reinforce the streetscape along the main road. The Councils space about dwelling standards are met and no amenity issues are raised.

7.30 The initial layout had a gap in the houses for the easement and the proposed car park was detached, sited on the other side of the hedgerow. This was considered to be an uncomfortable arrangement, poor from a crime, safety and legibility point of view and detrimental also to the setting of the attractive barn-like red brick buildings associated with the YOI wall. There is already a fragmented appearance to the main road at this point which the proposal was considered to perpetuate.

7.31 Amended layout plans show the loss of plot 4 (relocated to the larger parcel) and the re-siting of the parking area in place of plot 4. The access position remains unchanged and the private road then skirts in a rather convoluted way around the tree and hedge (some will need to be removed) to the car parking spaces which run in line at right angles to the road. The applicant says that the drive and parking bays will be block paved to assist with street scene. A gabion retaining wall is shown to the rear.

7.32 Although considered a better layout in design terms the Trees and Woodland Officer did express concern about both layouts i.e. original and revised because of the potential impact on large mature Category A Sycamore (T1). His advice was that the revised plan would actually result in a greater encroachment into the north and north-east quadrant of the RPA of this tree. However he did make the point that the revision post-dates the AIA and as such its impact had not been specifically addressed.

7.33 The applicants arboriculturists (Aspect Arboriculture) subsequently provided an updated response in a Technical Note dated March 2022. It says that if it is accepted that RPA encroachment is unavoidable it is necessary to deviate from the default presumption within BS5837:2012 that RPAs should be avoided. Instead, the application of mitigative measures must be considered to avoid tree loss and to minimise any negative effects on health and vitality. The Note goes on to say that the revised proposal generates a minor incursion on the periphery of T1's RPA (11% of T1's RPA)

7.34 Further discussions between Officer's, the applicant and the Local Highway Authority have taken place and it has been agreed that the access to Plots 1-3 can be moved slightly eastwards such that it avoids or considerably reduces encroachment into the RPA of T1. The bus shelter would need to be re-positioned (it is already being moved and upgraded as part of the application) and some adjustments made to the bus layby. The LHA verbally advised however that all of this is achievable and that adequate visibility can be provided. An amended plan showing this revised location has been provided. The LHA has been consulted and residents opposite notified. Members will be updated on any responses at the meeting.

7.35 This is considered to be a very good outcome. Not only is the layout for Plots 1-3 far less convoluted but it also safeguards tree T1 a Category A tree which contributes positively to the character and appearance of the area.

7.36 Finally in terms of layout the plans show a footpath link from the site in the western corner onto Ash Bank Road. This is considered to be an important component of the scheme in terms of connectivity and encouraging walking and cycling. A larger scale plan of this area was requested. The footpath is shown to be tarmac, 2m in width and runs within a grassed area between proposed Plot 38 and an existing property, No 386 Ash Bank. Plot 38 has been designed so that it has principal windows within the side facing elevation providing some natural surveillance of the path. Its rear garden is bound by a brick wall to provide privacy and a better quality finish. The side elevation of No 386 is over 12 m from the actual path but its side boundary is, at its closest approx. 3.5 m from the path. Its main garden area appears to be to the side of the property and here it is quite open with a stone wall of no more than approx. 800mm in height marking the boundary. In order to protect the privacy and security of No 386, the applicant is proposing to plant an area between the path and the existing boundary with No 386 with evergreen hedging and shrub planting. Whilst it is referred to on the Landscape Plan it is not in sufficient detail to be satisfied that it will achieve the aim of privacy and security. The applicant is agreeable to a condition to secure a more detailed planting scheme in this part of the site and for any such planting to be maintained at a height of 1.8m in perpetuity. This is considered to be a preferable solution to

some form of timber fencing. However if Members felt this was necessary, it could be secured by condition.

7.37 To conclude on Layout, a number of amendments have been secured. There are still some areas which are a little dominated by frontage parking and the private road serving plots 65 – 69 which breaks through Hedge 3 and is close to T18 a mature Oak. has an awkward alignment but overall the layout is considered to respond well to the difficult topography, provides some townscape improvements to Werrington notwithstanding the loss of some prominent trees and will not result in any undue harm to the amenity of existing and future residents.

Appearance

7.38 There are 13 house types including detached, semidetached and terraces. Amendments have been secured to some of these to include more chimneys (focusing on the outer/public facing parts of the development), less render, removal of hipped roofs, better window regression, inclusion of rainwater goods to break up elevations and various changes to fenestration. The terrace plots at plots 38 – 43 have detailing on the rear elevation to reflect the quality of frontages as these elevations are seen from the main road. Some changes to house types have been made to the Ash Bank frontage and to the south on the countryside edge to create a stronger character. The majority of the houses are now red brick under a grey tile roof with only 6 of the 75 units being rendered.

7.39 Many of the units are shown to have brick string courses and brick headers to windows. 26 of the units now have chimneys, not as many as Officers would have liked but as noted above the focus has been for chimneys on the outer public facing parts of the development. The return wall into the site has been changed from brick to stone to match existing. Windows are to be white UPVC. It is recommended that all windows and doors are recessed by a minimum of 50mm to achieve a good external finish. This can be conditioned. A condition to approve eaves and verge detail, head and cill detail, string course detail is also recommended to ensure good design quality. Finally the road hierarchy has been improved by reducing the width of the secondary roads and changing the surfacing so that these are now tarmac with flush brick paved footpaths to provide a less harsh appearance and differentiate from the primary access road. Private drives are to be block paved.

7.40 With the amendments secured and conditions to strengthen the design quality of the scheme the appearance of the development is now considered to be acceptable

Scale

7.41 All of the properties are two storey in height. Their form and overall scale is acceptable for this location

7.42 To conclude on design, a number of improvements have been negotiated. The proposal is now considered to be acceptable and with conditions is in accordance with relevant parts of Policy DC1 and advice in the NPPF.

Landscape and Visual impact including consideration of trees and hedgerows

7.43 The application is supported by a Landscape and Visual Impact Assessment (LVIA). It concludes that whilst some change will occur to the immediate landscape character of the

Site itself, by developing a greenfield site, in terms of landscape character it concludes that the change is restricted to the site only and reduces within the immediate setting and furthermore in the wider setting. In terms of visual impact, it concludes that views of the site are predominantly limited to the immediate setting, adjacent to the Ash Bank Road frontage and that here some curtailment of long distance views towards the wider countryside would occur, as well as change within the immediate visual environment. Overall it concludes that the site and receiving environment have the capacity to accommodate the proposals and that the proposals will not result in significant harm to the landscape character or visual environment

7.44 The Trees and Woodland Officer has considered the application including the LVIA and the Arboricultural Impact Assessment. He says that the loss of the prominent mature trees at the site entrance would have a detrimental impact on visual amenity, and whilst the layout has spatial opportunity to accommodate mitigatory replacement planting along the Ash Bank Road frontage, it would be many years (a few decades) until this achieved a comparable level of visual presence and amenity. However he notes that this is an allocated housing site and therefore development is to be anticipated. Policy DSR 3 requires access to this site to be from the eastern part of the site so that it doesn't form a crossroads with Oak Mount Road. It also requires that an open frontage is retained to Ash Bank Road. Use of the existing access (widened and extended to serve the site) therefore satisfies the policy and also the requirements of the Local Highway Authority. The loss of the trees is as such unavoidable if this allocated site is to be brought forward to deliver much needed housing in the District. In these circumstances the need for and benefits of the development are considered to outweigh such tree loss (whilst also factoring in mitigation) and as such there is not considered to be an overriding conflict with Policy NE2.

7.45 His conclusion on tree protection is that with the possible exception of the loss of trees at the main entrance, other matters appear to be readily capable of minor amendments to address. He goes on to say that the main housing layout including dwelling footprints, adoptable highways and private drives and parking areas, are all clear of RPAs and would also avoid significant indirect issues in relation to existing trees such as shading, overbearing impact etc.

7.46 In terms of visual impact, the Trees and Woodland Officer comments that the proposal would introduce a suburban housing development into a current open field site in a prominent location alongside the main road through Werrington. This would fundamentally change the landscape character of the site itself (agricultural fields to residential estate) and the development would be prominently visible predominantly from the elevated linear viewpoint of Ash Bank Road leading to initial major/moderate adverse visual impact, becoming moderate adverse after the establishment and development of new landscape planting. The LVIA has assessed a number of other representative publicly accessible receptor locations generally in an arc from east to south to west around the site at varying distance from the site. In these views the Trees and Woodland Officer agrees that due to the combined effects of distance, intervening topography and intervening vegetation and/or existing built structures, visual impact would generally be none to minor, with any glimpsed views of the development seen in the context of similar glimpsed views of the existing settlement and the more visually prominent Y.O.I.

7.47 The visual impact from Ash Bank Road has to be considered in the context that these are allocated housing sites in the Local Plan and with that some visual impact is to be anticipated/accepted. Furthermore as the Trees and Woodland Officer says, even in views from Ash Bank Road it would not read as isolated development in undeveloped open countryside as there is already considerable visual influence of a semi-urban character arising from existing dwellings, shops and of course the Y.O.I.

7.48 The application includes a Landscape Masterplan which in fact is a fully specified landscaping scheme in terms of proposed species, planting sizes and numbers/densities. The planting scheme contains an emphasis on native species – especially within the “ecological zone” rear of Plots 1-3 and as dense native thicket and heavy standard/semi-mature individual trees to main site boundary locations. Also noted are the retention and enhancement of a large area of semi-improved grassland (again in the ecological zone) and various areas of wildflower meadow seeding, along with orchard tree planting opposite Plots 44 – 47. The development layout and its complementary planting scheme is generally in accordance with requirements of Local Plan Policy DSR3 with regard to landscaping required to provide appropriate landscape and visual impact mitigation measures, including planting to the southern and south-eastern boundaries, and also with regard to built development being set back from Ash Bank Road to retain open space here (which also would receive substantial new planting).

7.49 It is for all of the reasons above and with the imposition of suitable conditions that the proposal is considered to accord with Policies DC3, DSR3 and NE2 and the NPPF

Residential amenity (including assessment of noise, air quality, construction impacts)

Noise

7.50 The application is supported by a Noise Assessment. The Environmental Health Officer (EHO) initially objected to the application due to concerns about the proximity of the proposed housing to a young offenders prison. Many of the letters of representation express concern about the proximity of the proposed houses to the YOI and refer to existing issues with noise from the YOI

7.51 The applicant responded to this by agreeing to undertake some further on site monitoring, the scope of which was pre agreed with the EHO. It included some attended noise monitoring and some unattended noise monitoring but with sound recording enabled on the sound level monitors. An updated Noise Assessment was subsequently provided in a Technical Note dated 8th March 2022. It includes a full list of sound files recorded, over 1800 in total.

7.52 Having listened to all of the sound recordings the applicant’s consultant advises that the only sound that could be heard from HMYOI Werrington was some talking in the car park and some excavators that seemed to be doing works close to the car park (this wouldn’t be permanent). No identifiable, swearing or banging could be heard from the YOI inmates. There was a shout heard from the car park during the attended measurements but this was not considered loud enough to wake someone during the night (less than 60 dB L_{AFmax}). They further note that the closest boundary of the development is 96 m from the façade of the closest building within the fenced area of the YOI site and the orientation of the building means that the majority of the windows face north or south, not towards the application site. The proposed layout shows a set-back from the western site boundary which increases this separation distance to approximately 110 m. It goes on to say that there are existing residential properties located on the A52 Ash Bank Road approximately 84 m north of the northern boundary of the YOI despite this he says there has been no history of noise complaints concerning the YOI from the nearby residences.

7.53 It is generally agreed that the nature of the noise from the YOI is difficult to monitor because it is, by its nature infrequent and unpredictable. However the EHO has considered the further noise monitoring and assessment that has been undertaken by the applicant’s acousticians. He says this has involved longer term monitoring and investigated loud noise

incidents. Noise from the prison was not determined to be a concern during that monitoring. This compliments the previous noise assessment submitted with this application. With these submissions/evidence he says that his grounds for recommending refusal are diminished and although he would prefer this buffer zone between residential dwellings and the prison be maintained, he confirms that the grounds for refusal on adverse noise impact are removed. However he recommends that a site specific sound insulation scheme is developed for the residential development with a requirement to complete pre-completion testing.

7.54 In terms of road noise, the EHO agrees that this can be addressed through suitable mitigation and a condition to secure this is recommended.

7.55 For all of these reasons and with the condition in place to mitigate any potential impact, there is little evidence that the proposal would have an adverse impact on the health and living conditions of future occupiers.

Air quality

7.56 The application is supported by an Air Quality Assessment which considers both construction and operation. The AQA concludes that the development should not have a significant AQ impact on any of the chosen receptors. The Environmental Health Officer has considered the submission. He accepts the conclusions on air quality. He notes however that the Report recommends a number of measures to mitigate any potential increase including:-

- Contributions to low emission vehicle refuelling infrastructure (Installation of vehicle charging points)
- Support for and promotion of car clubs;
- Provision of incentives for the uptake of low emission vehicles;
- Financial support to low emission public transport options; and
- Improvements to cycling and walking infrastructure

He recommends a condition to secure these measures and with this in place there is no objection on grounds of air quality

Contamination

7.57 Phase 1 and II Ground reports were not submitted with the application but have been provided during the processing of the application. The EHO advises that essentially the reports identify some wide spread (relatively low level) contamination across the site. His advice is that further site investigation is needed and that this can be conditioned. With conditions in place therefore to secure further site investigations there is no objection on grounds of contamination

7.58 In light of the above the proposal is considered to be in accordance with relevant parts of Policy SD4 and the NPPF which seeks to ensure that development is appropriate for its location taking account of the likely effects of pollution on health and living conditions.

Biodiversity

7.59 The application is supported by an Ecological Appraisal conducted by Aspect Ecology (October, 2021). This found that, with the exception of several hedgerows, habitats on site were of limited importance. The plans show that to the rear of plots 1-3 an ecological zone is to be created.

7.60 Staffordshire Wildlife Trust have reviewed the application on behalf of the Council. They advise that the development does not impact on any designated wildlife sites. The site is within the Wetley Moor SSSI impact risk zone, but does not meet the criteria for further impact assessment. They say that semi-natural habitats in the local network include hedgerows, wetlands, meadows and small copses. The site's proposed habitats compliment these. They advise that hedgerows H3, H4 and H5 are of local importance. H4 and H5 will be fully retained, whilst a section of H3 will be removed to facilitate the development. They say ideally, more of this hedge could be retained with some slight layout amendments.

7.61 An updated Technical Note; Biodiversity Net Gain Assessment, 23rd March 2022 has been provided based on the revised Landscaping plan (Rev F) and incorporating recommendations made by Staffordshire Wildlife Trust. It confirms that a net gain in biodiversity as required by policy can be achieved with a net gain of 19.10% Habitat Units and a net gain of 174.5% Hedgerow Units. The BNG Assessment describes and evaluates post development site habitat creation – see Appendix 6133/2 Post – development Habitat Plan. It includes swathes of species-rich wildflower grassland, the SuDS feature which is to be seeded with a suitable native species mix to provide a diverse range of flowering plant species, areas of diverse native scrub planting and a small orchard. In addition a number of faunal enhancements are proposed (detailed in Section 4 of the Technical Note). The summary shows a clear net gain in both habitat and hedgerow units. A response from SWT is awaited and will be reported at the meeting albeit that it is not expected to raise any issues.

7.62 For the reasons above and subject to the comments of SWT and appropriate conditions to secure the biodiversity enhancement and mitigation and the protection of species during construction, the proposal is considered to be in accordance with Policy NE1 and the NPPF

Archaeology

7.63 A desk based Archaeological study and archaeological trial trenching is provided with the application. The County Archaeologist advises that these were curated and informally reviewed and approved by the County at the pre-app stage. He is satisfied that the archaeological potential of the site has been sufficiently characterised and given the results of this archaeological evaluation are happy that no further archaeological mitigation would be required. As such, he does not wish to raise any archaeological or historic environment issues with the proposals and an archaeological condition is not required.

Flood risk and Drainage

7.64 The application site falls within Flood Zone 1 which is land having the lowest probability of flooding. However as the site extends to more than 1 hectare and involves a greenfield site the application includes a Flood Risk Assessment and outline Drainage Strategy which has been reviewed by the Local Lead Flood Authority (LLFA) and Severn Trent Water. The proposed strategy is for onsite storage (geocellular and SUDS basin). The LLFA initially objected to the application on grounds that it had not been demonstrated that the development would pose an acceptable flood risk. Further information has been provided by the applicant. Whilst the formal response of the LLFA is awaited, they have informally advised that the further information/clarification is likely to address their concerns and enable them to lift their objection. Members will be updated at the meeting.

Sustainable use of resources

7.65 A Sustainability Statement is submitted setting out measures to be incorporated within the development to reduce waste and pollution and to conserve water and energy. A condition to secure these details is recommended

Developer contributions

7.66 In order to mitigate the impact of the development on existing infrastructure, and in accordance with Policy SS12 and the adopted SPG Developer Contributions, the following are sought

Open space

7.67 Policy C2 refers to Sport, recreation and open space. It says that the Council will promote the provision of high quality recreational open space by supporting schemes which protect and improve the quantity, quality and accessibility of open space and outdoor sports, leisure and children's play facilities throughout the District in accordance with the adopted Open Space, Sport and Recreation SPD. Where there is a proven deficiency, the policy says that qualifying new development will be expected to make a provision or a contribution towards provision of open space, sport and recreation facilities which are necessary and reasonably related in form and scale in accordance with the Open space, sport and recreation DPD.

7.68 The Service Commissioning Officer has requested a financial contribution towards off site provision of playing pitches within 2km of the development. During the processing of the application and following discussion with the Parish Council the proposed on site LAP is to be upgraded to a LEAP. This will be in a similar location to the LAP in the south of the site. The 106 will need to secure the laying out and future maintenance of the LEAP and the future maintenance of all areas of amenity open space within the development.

Health

7.69 Policies SS1 and C1 refer to the health infrastructure and ensuring that where new development is proposed that the necessary infrastructure is available or can be made available.

7.70 In this case, The Staffordshire and Stoke on Trent Clinical Commissioning Group are seeking a contribution of £46,425 towards local health infrastructure as noted above. They advise that on the basis of an average household size of 2.4, the likely impact of the development on primary care health services within the locality is an additional 180 patients. The CCG is therefore requesting a contribution which would support the development of primary care services in the area as a direct consequence of the increase in demand from the new housing development. The CCG has considered various options to address the impact of the development. It has consulted with the local GP practices and has considered the geography and travel times for patients between the site and the nearest GP surgery.

Education

7.71 The Schools Organisation team (SCC) are responsible for assessing the impact of housing development on mainstream school places. In this case they are not requesting a contribution as noted above, because they say that the local schools have adequate capacity. The comments from Werrington Primary School and the Potteries Education Trust are noted. SCC have provided a detailed response to these comments but essentially in respect of the determination of planning applications, the Council relies upon SCC for advice

on capacity and contributions because they are the body responsible for assessing the impact of housing development on mainstream schools

7.72 With a Section 106 Agreement in place to secure these matters there is compliance with Policies SS1, C1, C2 and SS12 of the Local Plan

Economic benefits

7.73 In order to assess the economic impact of the development and using data supplied by the applicant in the application and applying the Council's approved multipliers the Regeneration Officer comments that the economic outputs are likely to be £704,100 per year extra spend in the local economy, generation of 80 direct jobs and 10 indirect jobs and approximately £13,778 of council tax pa

Conclusion & Planning Balance

7.74 This application relates to an allocated housing site in the Local Plan. By law it must be determined in accordance with the Development plan unless material considerations indicate otherwise. In this case and for the reasons set out above the development is considered to comply with the Development Plan.

7.75 The NPPF is a material consideration. It says that in circumstances where a 5 year deliverable supply of housing land cannot be demonstrated, as is the case in Staffordshire Moorlands where there is currently a 4.21 year supply, that for decision making the presumption in favour of sustainable development means granting planning permission unless the adverse effects of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole (para 11 d).

7.76 In this case significant benefits to the economy would be derived from this development as set out by the Regeneration Officer above. The provision of housing, particularly in circumstances of an undersupply also attracts significant weight. Although the scheme does not provided any open market housing, there is a significant need for affordable housing in the District and the provision of 75 affordable units of which 50% would be shared ownership is a considerable social benefit of the scheme. Following negotiations the design is now considered to be acceptable, so too is the impact on the highway network, amenity and existing landscape feature including trees. The proposal will deliver a net gain in biodiversity. It is expected that the outstanding queries from the LLFA can be resolved and subject to this there is no reason to withhold permission and a recommendation of approval is made

8. RECOMMENDATION

That planning permission be granted subject to the lifting of the objection from the LLFA and the following conditions and the prior completion of a Section 106 Legal Agreement to secure financial contributions towards health care, public open space (playing pitch), travel plan monitoring; the laying out of the LEAP; the future maintenance and management of all open spaces including the LEAP and 33% of the units as affordable housing :-

1.The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:- To comply with Section 91(1) of the Town and Country Planning Act 1990 (As Amended)

2.The development hereby permitted shall be carried out in accordance with the following approved plans:

To include the following and further plans TBA

Location Plan	SKM189-01
Planning Layout	SKM189-PL-01AQ
Materials plan	SKM189- MP-01K
Landscaping plan	6615.01G LP
Boundary Treatment	SKM189-BTP-01F
Section	SMM189-S-01D
Street scene section	SKM189 C 02A
Engineering Layout	502 1h and 2h
Path enlarge	SKM189-PL-01AH
Hooped railings	9202
Close boarded fence	9104
Wall	MSD9001
Fence types A to D	NSD 9102

House types submitted by e-mail/We Transfer on the 9th March 2022 as follows:-

- Arun Semi-detached (Plots 10&11, 26-29, 33-36, 46-49, 59&60, 62&63, 66-69, 74&75)
- Blackthorn Terrace (plots 17-22)
- Bourne detached (plot 56)
- Bourne detached SA (Plot 3)
- Bourne Semi-detached (Plots 24&25, 72&73)
- Bourne Semi-detached SA (Plots 5&6, 12&13, 30&31, 44&45) – looks fine as it is.
- Bourne terrace (Plots 41-43)
- Bourne Terrace SA (Plots 14-16)
- Bourne Terrace SA with Chimney (Plots 38-40)
- Southwick Detached (Plots 52, 55)
- Southwick Detached SA (Plots 9, 23, 64, 65, 4, 32, 37)
- Southwick Semi-detached SA (Plots 70-71, 57-58)
- Hollinwood Semi-detached (Plots 1&2, 7&8, 50&51, 53&54)

Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework.

3. All windows and doors shall be set back a minimum of 75 mm from the edge of the brickwork around the window and door opening

Reason:- To ensure that the development is of a design sympathetic to the locality and in the interests of the external appearance of the development

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no development as specified in Part 1 Class(es) A, AA, B, C and E other than those expressly authorised by this permission, shall be carried out in Plots 46, 47, 48 and 49 without express planning permission first being obtained from the Local Planning Authority.

Reason:- To enable the Local Planning Authority to control the development to ensure that adequate private open space is retained within the curtilage of the buildings and to protect the amenity of existing houses in Salters Close

5. Notwithstanding the submitted plans and prior to the commencement of development details of the following shall be submitted to and approved in writing by the Local Planning Authority. The development shall be subsequently carried out in accordance with the approved details

- Details (including samples where required) of all facing materials
- Eaves and verge detail
- Head and cill detail
- String course detail
- In curtilage bin storage

Reason:- To ensure an acceptable external finish and protect the character and appearance of the area

Drainage

6. 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 by the Local Planning Authority. The drainage plans should include:-

- permeable surfaces for driveways and parking areas to reduce runoff where feasible.
- Water butts
- Use of roadside swales, use of existing ditches along hedges, and generally avoiding pipes in favour of open features to better support wildlife and promote a more natural design wherever possible
- Amphibian friendly road and drainage design should be implemented to avoid trapping these species

The drainage plan should support and add to proposed habitat creation/enhancements.

The agreed scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason:- 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 and to enhance biodiversity and sustainability

Construction and Environmental Management Plan:

7.No development hereby permitted shall take place until a Construction and Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority which shall include the following details:-

I. the hours of work, which shall not exceed the following: Construction and associated

deliveries to the site shall not take place outside 08:00 to 18:00 hours Mondays to Fridays, and 08:00 to 13:00 hours on Saturdays, nor at any time on Sundays or Bank Holiday;

II. the method and duration of any pile driving operations (including expected starting date and completion date);

III. pile driving shall not take place outside 09:00 to 16:00 hours Mondays to Fridays, nor at any time on Saturdays, Sundays or Bank Holidays;

IV. the arrangements for prior notification to the occupiers of potentially affected properties;

V. the responsible person (e.g. site manager / office) who could be contacted in the event of complaint;

VI. a scheme to minimise dust emissions arising from construction activities on the site.

The scheme should be based on the mitigation measures outlined in Section 7 and Appendix A of the Air Quality Assessment submitted in support of the application by Air & Acoustic Consultants

VII. a scheme for recycling/disposal of waste resulting from the construction works;

VIII. the parking of vehicles of site operatives and visitors;

IX. the loading and unloading of plant and materials;

X. the storage of plant and materials used in constructing the development;

XI. the erection and maintenance of security hoarding including decorative displays and

facilities for public viewing, where appropriate;

XII. details of measures to protect the public footpaths and amenity of users of the public

footpaths crossing the site during the construction works,

XIII. any waste material associated with the demolition or construction shall not be burnt on

site but shall be kept securely for removal to prevent escape into the environment,

XIV. details of any generator/s to be used on site. They should be sufficiently attenuated so

that any noise generated shall be inaudible inside any nearby noise sensitive premise,

XV. during construction/demolition phases amplified music and/or radios shall not be audible

beyond the site boundary.

All works shall be carried out in accordance with the approved details.

Reason: To protect the amenity of local residents and that of the surrounding area from noise disturbance.

Contamination

8. No development approved by this planning permission shall take place until a detailed

remediation scheme to bring the site to a condition suitable for the intended use by removing

unacceptable risks to human health, property (existing or proposed including buildings, crops, livestock, pets, woodland, service lines and pipes; buildings), adjoining land and ground and surface waters, has been submitted to and approved in writing by the Local Planning Authority.

The scheme must include:

a. A further site investigation, based on the information already provided to support a detailed assessment of risks to all receptors that may be affected, including those off site.

b. The results of the site investigation and the detailed risk assessment referred to in (a)

and, based on these, an options appraisal and a remediation strategy giving full details

of remediation objectives and remediation criteria

c. A validation plan providing details of the data that will be collected in order to demonstrate that the all works set out in (a) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

d. If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.

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.

Reason:- To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks

Contamination Validation

9. Prior to bringing the development into first use, a validation report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved validation plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the validation plan, and for the reporting of this to the Local Planning Authority.

Reason:- To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks

Soil Importation

10. No soil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development; a suitable methodology for testing this material should be submitted to and agreed by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and validatory evidence submitted to and approved in writing to by the Local Planning Authority.

Reason:- To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.

Air Quality Mitigation Scheme

11. Development shall not commence until a Low Emissions Strategy for mitigating the future air-quality impacts of the development is submitted to and approved in writing by the Local Planning Authority. All works which form part of the approved scheme shall be completed before occupation of the development. The scheme shall include:

- a. mechanisms for discouraging high emission vehicle use and encouraging a modal shift to public transport, walking, cycling as well as to encourage the uptake of low emission fuels and technologies, including electric vehicles.
- b. scheme for provision of active electric vehicle charging points and associated electrical infrastructure for future expansion. An active electric vehicle charging point shall be provided adjacent to each allocated parking space or in the garage provided
- c. Details of gas-fired boilers or alternative heat sources, which should be designed to meet an output of minimum standard of 40mgNOx/ kWh

All works which form part of the approved scheme shall be completed before occupation of the development

Reason:- To protect the local residents from air pollution and breaches in local air quality

objectives

Sound insulation

12. Development shall not commence until a site specific scheme for protecting the proposed

residential units from noise has been submitted to, and approved in writing by the Local

Planning Authority. The submitted scheme shall have due regard for the British Standard BS8233:2014 Guidance on Sound Insulation for Buildings or the prevailing British standard and be designed to achieve noise levels of less than 30dB LAeq in bedrooms (night time), 35dB LAeq in bedrooms (daytime), less than 40 dBLAeq in living areas (daytime) and 55dB LAeq in outside living areas.

Pre- completion tests shall be carried out to verify compliance with the approved scheme and a report shall be produced containing the results, including all raw data and showing how calculations have been made and shall be submitted to and approved in writing by the Local Planning Authority before any of the dwellings hereby approved are first occupied.

Reason: To protect occupiers from noise and safeguard their residential amenities.

Tree protection

13. No trees, shrubs or hedgerows shall be removed other than those whose removal is directly required to accommodate the approved development. There shall be no removal of any trees, shrubs or hedgerows during the bird nesting season (nominally March to August inclusive), and in this case only following careful inspection by a competent person immediately prior to removal in order to establish that such trees, shrubs or hedgerow are not in active use by nesting wild birds.

Reason:- In the interests of the protection of important landscape features which contribute to the character and appearance of the area, biodiversity and protected species

14. No development shall take place including any site clearance, site stripping, site establishment or formation/improvement of temporary/permanent access until such time that temporary tree protection barriers and advisory notices are erected for the protection of the existing trees to be retained, in accordance with guidance in British Standard 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*, and as set out in the updated Aspect Arboriculture's Technical Note March 2022 Enclosure A 10893_AIA.001 Rev B submitted in support of the application hereby approved, and these shall be retained in position for the duration of the period that development takes place. Within the fenced areas there shall be no excavation, changes in ground levels, installation of underground services, provision

of hard surfacing, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires.

Reason:- In the interests of the protection of trees which contribute to the character and appearance of the area and biodiversity

15. Before the commencement of development (including any site clearance, site stripping, site establishment or formation/improvement of temporary/permanent access) an Arboricultural Method Statement for any areas where development, structures and engineering/groundworks operations (including installation of underground services) may encroach within the defined root protection areas of retained trees shall be submitted to and approved by the LPA. The Arboricultural Method Statement shall include details setting out working methods and specification for any special protection measures for the avoidance of harm to existing trees on and adjacent to the application site. Such method statement and protection measures shall specifically include details and relative timescales, along with confirmation of arboricultural supervision of works, to ensure that appropriate measures are implemented to suitably protect retained trees from the initial outset of any construction activity. Thereafter, the development shall be constructed only in full accordance with details approved under this condition.

Reason:- In the interests of the protection of trees which contribute to the character and appearance of the area and biodiversity

16. The planting scheme shown on Trevor Bridge Associates Landscape Masterplan INSERT shall be fully implemented before the end of the first available dormant season (November to February inclusive) following completion of the development hereby approved. The trees, shrubs, and grass mixes planted and sown in accordance with this landscaping scheme shall be properly maintained for a period of 5 years following planting. Any plants which within this period are damaged, become diseased, die, are removed or otherwise fail to establish shall be replaced during the next suitable season.

Reason:- To secure a landscaping scheme in the interests of the appearance of the development, the character and appearance of the area and biodiversity enhancement

Biodiversity

17. Any mature tree to be removed or to have substantial crown pruning operations carried out shall first be carefully inspected for the potential to provide bat roosting opportunities. Any tree which has such potential (which could include cavities, splits, decay pockets, hollow stems or branches, areas of loose bark, dense ivy cover or dense epicormic shoots) shall be subject to a further detailed and if necessary climbing inspection by a licensed bat worker immediately prior to felling or pruning, and all felling or pruning of such trees assessed as having moderate or greater potential for roosting shall take place in the presence of the bat worker who can then immediately advise on appropriate measures if bats are encountered during dismantling, felling or pruning operations.

Reason:- In the interests of protected species

18. Prior to the commencement of development full details of the proposed enhancement measures set out in Section 6 of the submitted Ecological Appraisal (Aspect Ecology, October 2021) and Biodiversity Net Gain Assessment Technical Briefing Note (Aspect Ecology) and Faunal Enhancement plan (Appendix 6133/4) together with a timescale for implementation shall be submitted to and agreed in writing by the LPA. The development shall thereafter be carried out strictly in accordance with the approved details

Reason:- In the interests of protected species and to secure biodiversity enhancement

19. No development shall be carried out until such time that an Ecological Construction Management Plan (ECMP) has been submitted to and approved in writing by the LPA. It shall be based on the submitted Ecological Appraisal (Aspect Ecology, October 2021) and include amongst other matters

- All species (amphibians, bats, birds, mammals) mitigation and installation of any integrated enhancements e.g. brick bird boxes to avoid the need for retrofitting.
- Root Protection Plan for trees and hedgerows.
- Hedgerow removal method statement including RAMs for relevant species and retention of material for use for habitat creation or enhancements.
- Provision of means for escape (e.g. a ramp) for any trenches or holes dug into the ground if left open overnight or provision for cover to avoid trapping animals.
- Incorporation of hedgehog access holes in boundary treatments at the base to allow access throughout the site.
- Lighting strategy to protect bats and other species

Reason:- In the interests of protected species and biodiversity enhancement

20. No development shall take place until a Habitat Management Plan (HM Plan) has been submitted to and approved in writing by the Local Planning Authority. It shall be based on the submitted Biodiversity Net Gain Assessment Technical Briefing Note, Aspect Ecology and attached Post development Habitat plan and include for the monitoring and maintenance of the net gain habitats for a minimum of 30 years. The development shall be carried in accordance with the approved HM Plan

Reason:- In the interests of securing a net gain in biodiversity

Retaining walls

21. Notwithstanding the submitted detail full details (to include height, materials, finish, means of construction) of all retaining structures shall be submitted to and approved in writing by the LPA and subsequently constructed in accordance with the agreed details.

Reason:- In the interests of the external finish of the development and to protect the amenity of future occupiers

22. All of the dwellings hereby approved shall be provided with a cycle lock either to the rear or side of the dwelling prior to first occupation, details of which shall be first agreed with the Local Planning Authority

Reason:- To promote cycling as a mode of travel in line with the submitted Travel plan

Highways/Access

23. The development hereby permitted shall not be brought into use until details of the maximum achievable visibility splays at each access onto A52 Ash Bank Road have been submitted to and approved in writing by the Local Planning Authority. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use.

Reason:- In order to demonstrate maximum practical achievable visibility splays rather than minimum required in the interests of highway safety

24. The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plan SKM-

189-PL-01 AA The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

Reason:- To comply with NPPF Paragraph 109; to comply with SMDC Local Plan Policy DC1 and T1; in the interests of highway safety.

25. The development hereby permitted shall not be brought into use until details of the following highway works have been submitted to and approved in writing by the Local Planning Authority:

- pedestrian phase in traffic signals at Washerwall Lane/Salters Lane/A52 Ash Bank Road traffic signal controlled junction including hardware, paths and dropped crossings;
- pedestrian facilities comprising dropped crossings between the development sites and Johnstone Road side of development;
- MOVA validation at Washerwall Lane/Salters Lane/A52 Ash Bank and A520 Leek Road/A52 Cellarhead Road/Kingsley Road traffic signal controlled junctions and any modifications to ensure sites are running as efficiently as possible;
- re surface area of land between footway/cycleway and A52 footway between no 386 Ash Bank Road and plot 38
relocate bus shelter to rear of footway and replace with cantilever type and any necessary alterations to the bus stop/layby;

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

Reason:- To encourage and facilitate alternative modes of transport; to provide facilities for pedestrian safety; to ensure trips generated by the development can be accommodated on the existing network by ensuring the traffic signal controlled junctions are operating as efficiently as possible with the additional trips generated by the development; to safeguard visibility at the access to plots 1 - 3 while maintaining facilities for waiting bus passengers.

26. No individual plot on the development hereby permitted shall be brought into use until the access to that individual plot has been completed.

Reason:- To comply with NPPF Paragraph 109; to comply with SMDC Local Plan Policy DC1 and T1; in the interests of highway safety.

27. The development hereby permitted shall not be brought into use until the access drives to individual plots, rear of the public highway have been surfaced and thereafter maintained in a bound and porous material for a minimum distance of 5m back from the site boundary.

Reason:- To comply with NPPF Paragraph 109; to comply with SMDC Local Plan Policy DC1 and T1; in the interests of highway safety.

28. Any driveway falling towards the public highway shall be constructed with a drainage interceptor with outfall sited immediately to the rear of the highway boundary.

Reason:- To comply with NPPF Paragraph 109; to comply with SMDC Local Plan Policy DC1 and T1; in the interests of highway safety.

29. The development hereby permitted shall not be brought into use until details of the reinstatement of that part of the existing site access between number 386, Ash Bank Road and plot 38, not required for cycle access, with full height kerb, which

shall include the access crossing between the site and carriageway edge made redundant as a consequence of the development have been first submitted to and approved in writing by the local planning authority. That part of the existing site access made redundant as a consequence of the development hereby approved shall thereafter be reinstated as footway with full height kerb in accordance with the approved plans.

Reason:- To avoid a proliferation of overlong and redundant access crossings.

30. The submitted and hereby approved Travel Plan shall be implemented in accordance with the timetable set out in the plan unless otherwise agreed in writing by the Local Planning Authority. Reports demonstrating progress in promoting sustainable transport measures shall be submitted annually on each anniversary of the date planning consent to the Local Planning Authority for approval for a period of 5 years from first occupation of the development permitted by this consent.

Reason:- To encourage alternative modes of transport

31. Notwithstanding the submitted Landscape plan and prior to the commencement of development full details of the proposed planting in the area shown on Drawing PL 01AH 'Path enlarged' to include species, numbers, height at planting, density and timescales shall be submitted to and approved in writing by the Local Planning Authority. The planting shall subsequently be carried out strictly in accordance with the agreed details and maintained to a height of not less than 1.8m in perpetuity. The planting shall be properly maintained for a period of 5 years following planting. Any plants which within this period are damaged, become diseased, die, are removed or otherwise fail to establish shall be replaced during the next suitable season.

Reason:- To protect the privacy and security of No 386 Ash Bank Road and in the interests of the character and appearance of the area.

32. No dwellings hereby permitted shall be occupied until such time that the footpath linking the development shall to Ash Bank Road adjacent to plot 38 shown on the approved plans has been constructed and made fully available for use.

Reason:- To ensure connectivity and encourage walking and cycling

INFORMATIVE

Please be aware that the responsibility for safe development and secure occupancy of the site

rests with the developer.

All lighting details should be provided with predicted LUX levels at the curtilage of the nearest residential receptors. This should be undertaken in line with the Institute of Lighting Engineers Guidance on intrusive lighting.

A Demolition or refurbishment asbestos survey and risk assessment should be carried out prior to the demolition of the existing buildings. The enforcing authority for this type of work is the Health and Safety Executive (HSE) and it is recommended that you contact them directly to discuss their requirements: <http://www.hse.gov.uk/>

Any approved noise scheme and measurements should pay due regard to British Standard BS8233:2014 Sound insulation and noise reduction for buildings (Code of Practice), and the Building Regulations 2010 Document E or other appropriate guidance.

Advice on controlling flies and light can be found in: Statutory Nuisance from Insects and Artificial Light (defra 2005) available as a free download

<http://archive.defra.gov.uk/environment/quality/local/legislation/cnea/documents/statnui>

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[sance.pdf](#)

- During any demolition and construction activities (including landscaping) the contractor should take all reasonable steps to prevent dust formation and prevent any dust formed from leaving the site boundary.
- The control of dust and emissions from construction and demolition Best Practice Guidance, produced by the greater London councils <http://www.london.gov.uk/sites/default/files/BPGcontrolofdustandemissions.pdf>
- Building Research Establishment Guidance Document 'Control of Dust from Construction and Demolition Activities' (BR456)
- If required, Contamination risk assessments shall be carried out in accordance with UK policy the Land contamination risk management framework (LCRM), published by the Environment Agency <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>
- Submission of reports should also be made to the Environment Agency for comment with regard to their remit to protect ground and surface waters from pollution and their obligations relating to contaminated land.
- The Local Planning Authority will determine the acceptability of reports on the basis of the information made available to it. Please be aware that should a risk of harm from contamination remain post development, where the applicant had prior knowledge of the contamination, the applicant is likely to be liable under Part II (a) of the Environmental Protection Act 1990 and as such become an "appropriate person". In this event the applicant will be lawfully responsible to remove the risk posed by the contamination.
- Equally if during any site works a pathway for any contaminant on site is created and humans, waters, property or ecological systems are exposed to this, the applicant or those acting on behalf of the applicant will be liable under part II (a) of the Environmental Protection Act 1990 if the risks are not adequately addressed during the site redevelopment.
- During investigation and remediation works the applicant and those acting on behalf of the applicant must ensure that site workers, public property and the environment are protected against noise, dust, odour and fumes
- The applicant is advised that should there be a requirement as part of the Remediation Strategy to treat, reuse or remove contaminated material on the site, the Environment Agency must be consulted, as these activities may need to be licensed or permitted. Contaminated materials identified for removal off site must be disposed of in an appropriately licensed landfill site.
- Staffordshire Moorlands District Council is keen to liaise with all stakeholders involved in this application. As such, we recommend that a proposed scope of works is forwarded to the Environmental Protection Department and agreed in principle prior to site investigation works being undertaken. The Environmental Protection Department is also prepared to review draft copies of reports prior to final submission to the Planning Department in order to ensure that works undertaken are sufficient to discharge the contaminated land conditions.

- The works required for the proposed internal road network which are to be proposed for highway adoption require approval under Section 7 of the Staffordshire Act 1983 and will require a Section 38 of the Highways Act 1980. Please see <https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx> and contact Staffordshire County Council at road.adoptions@staffordshire.gov.uk to ensure that approvals and exemptions are secured before commencement of works.
- The conditions requiring highway works (accesses; MOVA validation and any alterations; pedestrian phase and pedestrian access works at Salters lane/Washerwall Lane/Ash Bank Rd traffic signals; pedestrian dropped crossing facilities; reinstatement of part redundant access crossing; re surface area of land between footway/cycleway and A52 footway between no 386 Ash Bank Road and plot 38; relocation/replacement of bus shelter; any alterations to bus stop/layby) 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> Highways Agreements - Staffordshire County Council

- Condition can be discharged on confirmation of commencement of works agreement application and of discussions with Dynniq
- SCC Traffic Signals Maintenance Contractor is Dynniq. Any works to the traffic signals must be done with knowledge and express approval of Dynniq. Please contact Dynniq direct at pete.elwell@dynniq.co.uk or steve.alston@dynniq.co.uk

B. In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/in formatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Development Services has delegated authority to do so in consultation with the Chairman of the Planning Applications Committee, provided that the changes do not exceed the substantive nature of the Committee's Decision.

