

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL  
PLANNING APPLICATIONS COMMITTEE**

**15<sup>th</sup> December 2022**

Application No:	SMD/2022/0532	
Location	Land east of Sugar Street, Rushton Spencer, SK11 0RN	
Proposal	Variation of Condition application in relation to Planning Permission SMD/2021/0784 for the erection of four dwellings.	
Applicant	Mr Rider, Rider Enterprises Ltd	
Agent	Rob Duncan Planning Consultancy Ltd	
Parish/ward	Rushton Spencer	Date registered: 22.09.2022
If you have a question about this report please contact: Chris Johnston tel: 01538 395400 ext. 4123 <a href="mailto:christopher.johnston@staffsmoorlands.gov.uk">christopher.johnston@staffsmoorlands.gov.uk</a>		

## **REFERRAL**

The application is before committee because the previous application was decided at committee following a call-in request from Cllr Hawkins due to local concerns over drainage/flooding, highway safety, parking, overdevelopment, visual impact, privacy and the lack of adequate public transport.

### **1. SUMMARY OF RECOMMENDATION**

<b>APPROVE</b>
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### **2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS**

2.1 The site lies on the eastern edge of the small village of Rushton Spencer and comprises a small field/paddock (with an area of 0.42 hectares) on the east side of Sugar Street, a "C" classified lane close to the junction of A523 (Macclesfield Road) and Leek Old Road and which runs through the village heading north, past the primary school and chapel and which then heads east through the countryside towards the village/hamlet of Heaton. The site is opposite the Royal Oak pub (a traditional stone building), its rear car park and an adjacent row of three old stone terraced dwellings which face the lane. The north side boundary of the site is flanked by Alley Lane (which joins onto Sugar Street), a narrow lane leading to houses including one directly to the rear (east) of the site, a large detached bungalow and also one to the other side of Abbey Lane to the north of it, which faces the site. There is also an old two-storey dwelling to the north of the site next to the junction of Alley Lane and Sugar Street with its side wall facing Alley Lane and the site. There is also another bungalow to the south side of the site which faces the junction of Sugar Street and Leek Old Road.

2.2 The land rises quite steeply upwards from the lane towards the east with the bungalows to the rear and north side elevated above the site and which look down

onto it. The site boundaries are marked by low hedgerows although there is also a section of a low drystone wall along the front (roadside) boundary and a field gate. There are no trees within the site other than a cluster of large trees next to the south side boundary close to the top of the site. The site is not affected by any land designations. It is not within a development boundary, the Green Belt or a Conservation Area and there are no nearby listed buildings. The site is not allocated for development in the Local Plan.

### **3. THE APPLICATION AND DESCRIPTION OF THE PROPOSAL**

3.1 This is a Variation of Condition application which seeks to vary Conditions 2 and 22 of the planning permission for four new dwellings, which state the following:

*2. The development hereby approved shall be carried out in complete accordance with the submitted amended plans received on 26.4.22 and specifications as follows:-*

*2127 01A*

*2127 06A*

*2127 07A*

*2127 08A*

*2127 08A*

*2127 09A*

*2127 10A*

*2127 11A*

*2127 12A*

*2127 15*

*2127 17*

*Reason:-*

*To ensure that the development is carried out in accordance with the approved plans, for clarity and the avoidance of doubt.*

*22. The development hereby permitted shall not be brought into use until the visibility splays shown on plan AL09A have been provided. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.*

*Reason:-*

*In the interests of highway safety.*

3.2 The applicant wants to make changes to the approved scheme and this would result in the above conditions needing to be changed. The changes are as follows:

-Increase in the length of the row of dwellings and re-siting closer to the south side boundary of the site.

-Enlargement and elevation changes to the two end-dwellings which would involve an increase in bedrooms from 3 to 4, with the middle two units remaining as 3-bed dwellings.

-Increase in the parking provision of the two end units from two spaces to three spaces.

-Corresponding alterations to the vehicular access and turning head.

-Changes to the garden areas for the two end-dwellings as a result of the increase in the size of the parking area and which would comprise the inclusion of the grass gap between the end unit and the side boundary as garden area for Unit 4.

3.3 The applicant wishes to vary the conditions accordingly to the following:

Condition 2: The development hereby approved shall be carried out in complete accordance with the submitted amended plans received on 21.11.22 and specifications as follows:-

2127-AL-101B  
2127-AL-106B  
2127-AL-107B  
2127-AL-108B  
2127-AL-109B  
2127-AL-110B  
2127-AL-111B  
2127-AL-112B  
2127-AL-115B  
2127-AL-117B

3.4 In light of the changes to condition 2, referencing the proposed new plans, condition 22 would also be amended to:

Condition 22: The development hereby permitted shall not be brought into use until the visibility splays shown on plan 2127-AL-109B have been provided. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.

All other conditions imposed under SMD/2021/0784 would remain.

3.5 The application is accompanied by a Planning Statement.

3.6 As noted above the plans were amended from those originally submitted with this Variation of Condition planning application. The original plans showed the row of houses moved even closer to the south side boundary, leaving a larger gap from the access and also resulting in minor changes to the back gardens.

3.7 The application files including the drawings and details of the proposal together with consultation responses can be viewed on the Council website at:

<http://publicaccess.staffs Moorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=165205>

#### **4. RELEVANT PLANNING HISTORY**

SMD/2021/0784: Full application for the erection of 4no. dwellings. Approved on 30.6.22 following a Committee decision on 16.6.22.

## **5. PLANNING POLICIES RELEVANT TO THE DECISION**

5.1 The Development Plan comprises:

Adopted Staffordshire Moorlands Local Plan - Sep 2020

5.2 The following Local Plan policies are relevant to the application:-

- SS1 Development Principles
- SS9 Small Villages Strategy
- H1 New Housing Development
- DC1 Design Considerations
- DC3 Landscape and Settlement Setting
- T1 Development and Sustainable Transport
- NE1 Biodiversity and Geological Resources

National Planning Policy Framework (NPPF).- July 2021

Para 11: Presumption in Favour of Sustainable Development

Section 5: Delivering a Sufficient Supply of Homes

Section 12: Achieving Well Designed Places

Section 15: Conserving and Enhancing the Natural Environment

## **6. CONSULTATIONS**

6.1 A site notice was posted and displayed outside of the site on 18<sup>th</sup> October 2022. Letters were also sent out to adjacent properties shortly after the application was received and 21 days was given for comments in response.

### **Public response to consultation**

6.2 None received.

### **Rushton Spencer Parish Council**

6.3 No objection.

### **SCC Highway Authority**

6.4 No objection. Application effectively increases the number of bedrooms in two of the proposed dwellings. Adequate parking is proposed for each dwelling under the current proposal. Visibility splay is as previously shown, but on updated drawing number.

### **Environmental Health**

6.5 The Environmental Health Department has no objection to the application subject to retention of all environmental health conditions (that were added to the previous permission).

## **7. OFFICER COMMENT AND PLANNING BALANCE**

### Introduction

7.1 Paragraph 11 of the National Planning Policy Framework (NPPF, 2021) promotes a 'presumption in favour of sustainable development'. For decision takers this means:

(c) approving development proposals that accord with an up-to-date development plan without delay; or

(d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless:

i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

7.2 Paragraph 8 of the NPPF (2021) identifies three dimensions to sustainable development as being economic, social and environmental. In accordance with policies SS1 and 1a of the Staffordshire Moorlands Local Plan, the Council will expect all new development to make a positive contribution towards the sustainability of communities and to protect, and where possible, enhancing the environment. When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF (2021).

7.3 The main issues with the proposal, as a result of the proposed amendments, are as follows:

- Whether or not the principle of the development remains acceptable
- The impact on the character and appearance of the area
- The impact on the residential amenities of existing dwellings in the area and the future residents of the dwellings
- The impact on highway safety

### **The principle of the development**

7.4 Planning permission was granted in June of this year following a Committee decision. There have been no significant changes to planning policies either in the Local Plan or the NPPF that relate to the site and its location, since permission was granted. Furthermore, there have been no changes to the site or the nature of the surrounding area since the previous decision. Planning permission was granted for 4no. 3-bedroom dwellings, whilst the new scheme applied for under this application is for 2no. 4-bedroom dwellings and 2no. 3-bedroom dwellings. This is not an unacceptable change as the NPPF encourages a mix of housing in new housing

developments. There would realistically be a demand for 4-bed units as well as 3-bed units. The principle of the proposal remains acceptable and sustainable development would be achieved.

### **The impact on the character and appearance of the area**

7.5 The change from 3-bed to 4-bed units for the end dwellings would result in changes to the elevations. As the end dwellings are enlarged, the whole row of dwellings becomes longer. However, the development retains a very similar form and style of housing to what was previously approved and the height and depth remain the same. The only other change is the addition of a front and back window for the new fourth bedroom of the end units but these would be the same type, style, shape and size as the other approved primary windows and this does not significantly affect the appearance of the approved dwellings.

7.6 Despite the siting closer to the south boundary of the site, due to the elongation of the row of units, the north side elevation remains in the same place and so does the distance between it and the access. It would remain to be well screened by the pub buildings when heading south along A523 road out of the village. As such it is considered that the changes to elevations would not have any harmful effect on the character and appearance of the area.

### **The impact on residential amenity**

7.7 The original plans submitted with this application showed the row of houses moved considerably closer to the south side boundary, which is shared with a detached bungalow, called "Billy's Croft". This raised the concern that the rear of the end dwelling would be more intrusive when viewed from the front of the neighbouring property where there is two bay windows and an outdoor seating terrace which faces Sugar Street. This would have moved a rear bedroom window closer to the boundary resulting in a significant degree of overlooking of Billy's Croft. However, the amended plans now move the row of dwellings away from that boundary and as a result the bedroom window would be moved further away and would not result in overlooking into the front part of the neighbouring dwelling only at an obscure angle, insufficient to lead to a harmful level of privacy loss. The fact that the neighbouring bungalow is on raised ground further up the slope, in relation to the proposed end unit, also helps in this respect.

7.8 With regard to the residential amenities and living conditions of the proposed occupants, the garden areas around the houses would remain compliant with the size of garden thresholds set out in the Council's Space About Dwellings SPG. The 4-bed units would also comply with the thresholds in the government's Nationally Described Space Standards and therefore the amended scheme would continue to provide acceptable gardens and living space and room sizes in the interests of providing acceptable living conditions.

### **The impact on highway safety**

7.9 With regard to highway safety, the design of the access point and the visibility splays would remain the same as the previous scheme. The only reason why

Condition 22, relating to the access and the provision of visibility splays, is required to be changed is because the condition refers to the previous approved site and access drawing number, which as a result of the overall changes to the scheme, needs updating to refer to the new revised drawing number.

7.10 The changes to the turning head are very minor and the local highways authority has not objected to this. This would be no further up the slope than the previous approved turning head.

7.11 The increase in parking provision for the end units, from two to three spaces as a result of the change to 4-bed units is in line with the Council's parking standards and the local highway authority also raise no objection to this. This would help avoid leading to cars being parked on Sugar Street to the detriment of highway safety.

## **8. Conclusion and Planning Balance**

8.1 The revisions to the scheme that have resulted in the compliance with drawings condition needing to be changed and the condition requiring visibility splays (insofar as it requires these to be provided in accordance with a site plan which has also changed), also needing to be varied to refer to the amended drawings, are acceptable. The principle of development remains the same, including the increase in the numbers of bedrooms of two of the units, and the changes would also lead to no significant further harm to the visual or residential amenities of the area. The changes to the access are minimal and involve mainly increased parking provision for the 4-bed units, as appropriate. The application which proposes new amendments is acceptable and complies with the Local Plan and the NPPF. Therefore, the application to vary the two conditions is recommended for approval.

## **9. RECOMMENDATION**

**A. That the application be APPROVED subject to the following conditions:**

**1. The development hereby permitted shall be begun before the expiry of three years from 30/06/2022 being the date of planning permission reference SMD//2021/0784 to which this variation of condition permission relates.**

**Reason:-**

**To comply with the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004.**

**2. The development hereby approved shall be carried out in complete accordance with the submitted amended plans and specifications as follows:-**

**2127-AL-101B**

**2127-AL-106B**

**2127-AL-107B**

**2127-AL-108B**

**2127-AL-109B**

**2127-AL-110B**

**2127-AL-111B**

**2127-AL-112B  
2127-AL-115A  
2127-AL-117B**

**Reason:-**

**To ensure that the development is carried out in accordance with the approved plans, for clarity and the avoidance of doubt.**

**3. The building materials shall comprise stone walls, Staffs Blue clay tiles, timber windows and aluminium rainwater goods in accordance with exact details of type, colour and texture to be submitted to and approved in writing by the local planning authority before any further development beyond damp course level. Development shall take place in accordance with the approved details.**

**Reason:-**

**In the interests of the character and appearance of the area.**

**4. The hard surfacing of the site including access road shall be undertaken before the development is first brought into use in accordance with details of type, colour and texture to be submitted to and approved in writing by the local planning authority.**

**Reason:-**

**In the interests of the character and appearance of the area.**

**5. The stone materials for the new boundary walls shall match those of the dwellings hereby approved and shall be provided before the development is first brought into use.**

**Reason:-**

**In the interests of the character and appearance of the area.**

**6. The soft landscaping and planting of the site shall be undertaken before the development hereby permitted is first brought into use in accordance with details to be submitted to and approved in writing by the Local Planning Authority. These details shall include:**

- Planting plans**
- Written specifications (including cultivation and other operations associated with plant and grass establishment)**
- Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate**
- Implementation timetables**
- Biodiversity Net Gain (BNG) metric information**
- Meadow enhancement**
- Details of species features and locations for bats, birds, hedgehogs, reptiles and invertebrates as laid out in the PEA report (Charnia Ecology, October 2021)**

**Reason:-**

**To ensure the appropriate landscape design and in the interests of the visual amenities of the area and the ecological value of the area.**



**7. The implemented planting scheme shall be subsequently properly maintained in accordance with good horticultural practice; any plants which are removed, die, become diseased or otherwise fail to establish within 5 years of planting shall be replaced during the next available planting season and the replacements themselves shall then be properly maintained.**

**Reason:-**

**To ensure the appropriate landscape design and in the interests of the visual amenities of the area.**

**8. The green open areas of the site shall be managed in accordance with a long-term habitat management plan to secure net biodiversity gain to be submitted to and approved in writing by the local planning authority before the development is first brought into use.**

**Reason:-**

**In the interests of the ecological value of the site.**

**9. Before the development is first brought into use, the following ecology measures shall be undertaken in accordance with the PEA report by Charnia Ecology submitted with the application, as follows:**

**a. Bird precautions to be followed as per sections 88 – 91, including timing of works.**

**b. Amphibian and mammal precautions to be followed as detailed within sections 83, 84, and 86.**

**Reason:-**

**In the interests of the ecological value of the site.**

**10. Measures to protect reptiles including retaining refuge areas and supervised clearance works shall be undertaken during the construction phase in accordance with a Reptile Method Statement to be submitted to and approved in writing before works commence.**

**Reason:-**

**In the interests of the ecological value of the site.**

**11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no additional windows or any other openings shall be installed in any part of the development, without prior written consent from the District Council as Local Planning Authority.**

**Reason:-**

**To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and the visual amenities in the area.**

**11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), no development as specified in Part 1 Class(es) AA, A, B, C, D and E or Part 2 Classes A to C shall be undertaken without express planning permission first being obtained from the Local Planning Authority.**

**Reason:-**

To enable the Local Planning Authority to control the development and so safeguard the character and visual amenities of the area and to protect the residential amenities of neighbouring residents.

12. Before the commencement of development, tree protection fencing shall be installed around all existing trees on site in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason:-

In the interests of the character and appearance of the area.

13. No phase of the development hereby permitted shall take place except for works of site clearance and demolition until a Construction and Environmental Management Plan for that phase of the site 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.
- VII. a scheme for recycling/disposal of waste resulting from the construction works;
- VIII. the loading and unloading of plant and materials;
- IX. the storage of plant and materials used in constructing the development;
- X. 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,
- XI. 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,

- XII. 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. Any alteration to this Plan shall be approved in writing by the Local Planning Authority prior to commencement of the alteration.

**Reason:-**

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

15. In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. Development should not commence further until an initial investigation and risk assessment has been completed in accordance with a scheme to be agreed by the Local Planning Authority to assess the nature and extent of any contamination on the site. If the initial site risk assessment indicates that potential risks exists to any identified receptors, development shall not commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment has been prepared, and is subject to the approval in writing of the local planning authority.

Following completion of measures identified in the approved remediation scheme and prior to bringing the development into first use, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of 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.

16. No top 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.

**17. The artificial lighting incorporated into this site in connection to this application shall not increase the pre-existing illuminance at the adjoining light sensitive locations when the light (s) is (are) in operation and shall be provided in accordance with sections 109 and 112 of the Charnia Ecology PEA and in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.**

**Reason:-**

**To protect the local amenities of the local residents by reason of excess of illuminance.**

**18. Any Air Source Heat Pump installed under this permission should be compliant with Microgeneration Installation Standard: MCS 020 MCS; Planning Standards for Permitted Development Installations of Wind Turbines and Air Source Heat Pumps on Domestic Premises.**

**Reason:-**

**To protect local amenities of the local residents by reason of excess noise.**

**19. Development shall not commence until specific details of the foul water drainage scheme have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented as approved and completed prior to the development being brought into use.**

**Reason:-**

**To ensure the protection of controlled waters in line with paragraph 174 of the National Planning Policy Framework.**

**20. Development shall not commence until specific details of the disposal of surface water has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.**

**Reason:-**

**To ensure the protection of controlled waters in line with paragraph 174 of the National Planning Policy Framework.**

**21. The water run-off from the proposed gravel surface of the shared car parking area and the permeable paving shall be treated before discharge in accordance with details to be submitted to and approved in writing by the local planning authority before the development is first brought into use.**

**Reason:-**

**To prevent ground and water pollution.**

**22. Before the commencement of works, details of the existing off-site private wastewater system discharging onto the site adjacent to Sugar Lane shall be submitted to the local planning authority and any measures or works in response to the details as agreed in writing by the local planning authority shall be undertaken before the development is brought into use. The details shall include the following:**

**-If the drainage is a wastewater overflow or treated effluent;**

**-Whether or not the flow drains to ground on-site or enters surface water courses, via road drainage;**

**-Evidence to demonstrate the flow does not pose an additional contamination risk to the development site;**

**-An assessment of the potential contamination risk to groundwater at depth.**

**Reason:-**

**To prevent ground and water pollution as a result of development of the site.**

**23. The development hereby permitted shall not be brought into use until the visibility splays shown on plan AL109B have been provided. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.**

**Reason:-**

**In the interests of highway safety.**

**24. The development hereby permitted shall not be brought into use until the access to the site within the limits of the public highway has been completed.**

**Reason:-**

**In the interests of highway safety.**

**25. Before the development is first brought into use, a surface water drainage interceptor shall be provided across the access immediately to the rear of the highway boundary, connected to a surface water outfall or on SUDS principles in accordance with details to be submitted to and approved in writing by the Local Planning Authority.**

**Reason:-**

**In the interests of highway safety.**

**26. The development hereby permitted shall not be brought into use until the access, parking, servicing and turning areas have been provided in accordance with the approved plans. The parking, turning and servicing areas shall thereafter be retained unobstructed as parking, turning and servicing areas for the life of the development.**

**Reason:-**

**In the interests of highway safety.**

**27. Before the proposed development is brought into use, revised details shall be first submitted to and approved in writing by the Local Planning Authority indicating: -**

**-Parking bays of minimum length of 4.8m;**

**-Pedestrian dropped crossings to facilitate pedestrian access onto Sugar Street.**

**The development shall thereafter be carried out in accordance with the approved details.**

**Reason:-**

**In the interests of highway safety.**

**28. No development shall be commenced until a scheme for the provision of electric vehicle charging points has been submitted to and agreed in writing by the Local Planning Authority. No property shall be occupied until any approved electric vehicle charging infrastructure associated with that dwelling has been installed in accordance with the approved details.**

**Reason:-**

**To promote the use of low emission vehicles and help mitigate the impact of any additional vehicles on local air pollution**

Informatives

1.The Council has sought (negotiated) a sustainable form of development which complies with the provisions of paragraph 38 of the NPPF.

2.Where infiltration SuDS are to be used for surface run-off from roads, car parking and public or amenity areas, they should be suitably designed to meet the non-statutory technical standards for sustainable drainage systems. These standards should be used in conjunction with the National Planning Policy Framework and Planning Practice Guidance and use a SuDS management treatment train.

3.The site directly overlies the sandstone rock, mainly within a Groundwater Source Protection Zone (SPZ) 2, overlapping onto SPZ 3. This forms a recharge zone for the aquifer, abstracted at depth by United Utilities for local public drinking water supply at nearby Rushton Spencer boreholes. The applicant should follow best practise on their use and storage of fuels, oils and chemicals, to remove the risk of causing pollution during construction.

4.The site maybe particularly vulnerable to the presence of contamination, due to the presence of an historic abstraction borehole (SJ96SW2 / SJ96/23). If present and not decommissioned, this could provide a direct connection to the groundwater table at depth. Other similar boreholes are located nearby, close to the site boundary. The Environment Agency may be able to advise further on appropriate sealing and decommissioning of the borehole, to prevent this forming a pathway for contaminants to reach the groundwater.

5.As the applicant intends to build a private Wastewater Treatment Works, the consent of the Environment Agency would be needed for the discharge of treated effluent. United Utilities would not wish to adopt the works on completion. The Applicant should follow EA guidance and apply for a permit for the new & changed discharges (<https://www.gov.uk/permits-you-need-for-septic-tanks/apply-for-a-permit>)

6.Any private wastewater treatment plant must be designed to ensure that the discharges also do not pose an unacceptable risk of pollution to groundwater, in order to protect United Utilities drinking water abstraction sources in the vicinity of the site.

7.If the applicant intends to receive water and/or wastewater services from United Utilities, they should visit our website or contact the Developer Services team for advice. This includes seeking confirmation of the required metering arrangements for the proposed development. If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the arrangements will be suitable for the new proposal. In some circumstances we may require a compulsory meter is fitted. For detailed guidance on whether the development will require a compulsory meter please visit:

<https://www.unitedutilities.com/my-account/your-bill/our-household-charges-20212022/> and go to section 7.7 for compulsory metering.

8. The applicant or developer should contact United Utilities Developer Services team for advice if their proposal is in the vicinity of water or wastewater pipelines and apparatus. It is their responsibility to ensure that United Utilities' required access is provided within their layout and that our infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities' assets resulting from their activity.

9. Staffs Wildlife Trust advise that additional surface features such as a lined reedbed or swale could be considered at the lower end of the site as part of the detailed drainage plan requested in the planning conditions.

10. SWT also advise the following:

- In order for the permeable landscaped areas to absorb some run-off, they would need to be flush with the hard surfacing without a curb, or permeable curb materials used.
- Underground geocellular storage could be considered to provide more storage and filtration.
- Water butts should also be provided on each home.

**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.**

**Location Plan**

