

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL  
PLANNING APPLICATIONS COMMITTEE**

**29<sup>th</sup> February 2024.**

<b>Application No:</b>	SMD/2023/0368	
<b>Location</b>	Land at Uttoxeter Road, Blythe Bridge, Staffordshire. ST11 9JR	
<b>Proposal</b>	Demolish the disused existing x2 Two-storey residential buildings and 1 single-storey building and to erect 12 self-contained flats for the elderly with associated parking. Also, a new public car park to serve the village centre	
<b>Applicant</b>	Mr. G. Nolan, Aspire Housing.	
<b>Agent</b>	BM3Architecture LTD	
<b>Parish/Ward</b>	Forsbrook	<b>Date registered</b> 02/08/2023.
<b>If you have a question about this report please contact:</b> Mrs L. Jackson <a href="mailto:lisa.jackson@staffsmoorlands.gov.uk">lisa.jackson@staffsmoorlands.gov.uk</a>		

**REFERRAL**

The application is brought to Planning Committee due to Staffordshire Moorlands District Council (SMDC) having some involvement in the scheme. The applicant's agent has informed the Local Planning Authority that SMDC is contributing to the acquisition cost and development costs post-completion, for works including towards the public car park and public realm. It is understood that other contributors (in addition to the applicant, Aspire Housing) are Staffordshire County Council and Forsbrook Parish Council. It is understood that SMDC will take on management of the car park. For these reasons and in the interests of transparency, it is considered vital that the outcome of the application is determined by Members of the Planning Committee.

**SUMMARY OF RECOMMENDATION**

**Conditional approval subject to the signing of a S106**

**1. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS**

1.1 The application site is a plot of land to the west/north-west of Blythe Bridge library and adjacent to the boundary with Blythe Bridge High School. Vehicular access is via a driveway which is shared with the library and a public car park. Buildings on the site consist of two, two-storey blocks which have formally been used for residential purposes and a flat roof building which is a disused police station. There are no significant land level changes within the application site. To the rear of the buildings is a tarmac parking/turning area. This is a brownfield site within the Blythe Bridge Development Boundary, it is not within any Conservation Area and there are no listed buildings/structures or protected trees which need to be considered.

## 2. DESCRIPTION OF THE PROPOSAL

2.1 This is a Full application for the erection of a two-storey building with 'L' shaped footprint to provide 12 self-contained flats with associated parking. There would be 6 flats on the ground floor and 6 flats at first floor level. Each flat would contain 1 bedroom, have a living/dining room, kitchen and bathroom and storage areas. Each flat would benefit from its own, private front door/access. The flats would be constructed using red, multi-facing brickwork, charcoal grey concrete tiles and grey upvc windows (all details to be conditioned in the event of planning permission being granted). The application makes it clear that the flats would be for elderly residents via affordable rent and a S106 document will be completed to ensure this compliance. The car park to be dedicated to residents would be positioned to the rear of the site and provide 12 spaces (1 per flat).

2.2 The development would involve demolition of the existing two and single-storey buildings, provision of a new public car park (22 spaces), an amenity landscaped area and allocation of a piece of land to the rear (north) of the site for future community use.

2.3 The application is accompanied by the following documents;

- Design and Access Statement;
- Arboricultural Report;
- Drainage Strategy;
- Pre-liminary Ecological Appraisal;
- Flood Risk Assessment;
- Noise Assessment;
- Transport Statement.
- Biodiversity Net Gain Report

2.4 The application, the details attached to it, including the plans, any comments made by residents and the responses of consultees can be found on the Council's website by using the following link:-

<http://publicaccess.staffs Moorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=172645>

## 3. RELEVANT PLANNING HISTORY

94/00777/OLD	Consultation application under the General Regulations in respect of conversion of police house to form office. Approved.
94/00951/OLD	Proposed conversion of police house to offices. Approved.
02/00143/FUL	Conversion of dwellings to interview facilities. Approved.
SMD/2022/0643	Demolish the existing 2 No. two-storey residential buildings and 1 single-storey building currently disused, to erect 10 self-contained flats for the elderly with associated car parking and bin store for affordable rent.

New public car park to serve the village centre and a future single-storey community building, both to be owned and managed by the Parish Council. Withdrawn.

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

4.1 The following Staffordshire Moorlands Local Plan policies are relevant to the application:-

- SS1 Development Principles
- SS2 Settlement Hierarchy
- SS3 Future Provision and Distribution of Development
- SS4 Strategic Housing and Employment Land Supply
- SS8 Larger Villages Areas Strategy
- SD1 Sustainable Use of Resources
- E3 Existing Employment Areas, Premises and Allocations
- H1 New Housing Development
- H2 Housing Allocations
- H3 Affordable Housing
- DC1 Design Considerations
- DC3 Landscape and Settlement Setting
- C1 Creating Sustainable Communities
- NE1 Biodiversity and Geological Resources
- NE2 Trees, Woodland and Hedgerows
- T1 Development and Sustainable Transport
- Appendix 2 Parking Guidance

4.2 The National Planning Policy Framework is relevant in the consideration of the application, including sections;

- Section 2: Achieving sustainable development
- Section 4: Decision making
- Section 5: Delivering a sufficient supply of homes
- Section 6: Building a strong, competitive economy
- Section 8: Promoting Healthy and Safe Communities
- Section 9: Promoting sustainable transport
- Section 11: Making effective use of land
- Section 12: Achieving well-designed places
- Section 15: Conserving and Enhancing the Natural Environment

#### National Planning Policy Guidance

#### Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands
2. Space About Dwellings

#### Supplementary Planning Document

1. Staffordshire Moorlands Design Guide
2. Developer Contributions.

## 5. CONSULTATIONS CARRIED OUT

Site Notice: Expired.

Neighbour notifications: Expired.

Leek Post and Times: Expired.

**OFFICER NOTE:** Since submission of the application and initial round of consultations, the applicant decided to make some changes to the scheme. As a result, and in the interests of transparency, a second round of consultations has taken place. The following section includes all original responses followed by any revised comments if received.

The application revisions include;

- Retention of all trees;
- Proposing that the road is to be a shared surface, not an adopted road;
- Retain access as existing.
- Amended layout of residential car parking at the rear of the site.
- Reducing amount of hard surfacing within the site to increase landscape area and improve Biodiversity Net Gain.

### **Letters of representation**

Two letters of representation received which offer support and objections to the scheme. The comments made can be summarised as follows. Note that the tree related comments were submitted prior to the application amendments being made but are being reported to members in the interests of clarity.

### **Objections**

- Cheadle Road is already busy;
- An additional 12 flats would bring more visitors into the village with their cars;
- all the new changes and buildings being erected are definitely not in keeping with the what was the beautiful village of Forsbrook.
- Concerned over removal of trees and nature impact. Pruning would be adequate.
- Trees to rear of site screen the school and buffer the noise;
- Trees reduce carbon footprint

### **Support**

- This is exactly the type of housing required
- Addition of parking spaces is needed for residents and local businesses;

**Forsbrook Parish Council:** No representations received during the statutory consultation period.

**Environmental Health:** No objections subject to conditions

**Trees (SMDC):** Summary: no objection subject to conditions. Amended scheme is an improvement over previous as a result of increased tree retention. Landscape scheme now also submitted which is acceptable subject to a couple of minor clarifications to drawing notes/schedule/specification.

OFFICER NOTE: An amended landscaping plan (D900 Rev B) has now been received and is acceptable.

These comments should be read in conjunction with my previous e-mail dated 01/12/2023 and may be considered as a supplementary addendum/update to that e-mail.

The latest site layout plan Drg. No. 71153/D101 Rev Af now appears to be indicating the proposed retention of T1 to T5 inclusive along the rear (northern) boundary of the application site. This is welcomed. The layout has reverted to a previous proposal for the turning head adjacent to the existing substation which avoids removing and rebuilding further back the existing low retaining wall; this in turn avoids any impact on T1 and T2 and allows their retention. I acknowledge that in due course detailed proposals for the land indicated for future community use may come forward which are likely to have impact on or even require removal of T3, T4 and T5. But their now-indicated retention in the meantime under the details of the current application is appropriate and welcome – such future proposals may never come forward, or not for a considerable time yet, and in the meantime these existing trees can continue to contribute and if they need to be removed in the future this will hopefully be after new landscaping for the current proposal is well established.

The latest site layout plan also appears to show the retention of Ash trees T20, T21 and T22 previously indicated for removal. Whilst such indication is in itself laudable (possibly seeking to respond positively to public comment objecting to their removal) it should still in practice be considered likely that these trees (and quite possibly other Ash trees amongst the frontage spinney) will anyway need to be removed - mainly due to on-going decline from Ash Dieback Disease but also due to significant development encroachment and impact of the proposed new public car park into the Root Protection Areas of T21 and T22 in particular. The car park position itself has not been amended, so such impact would still occur. However, as previously noted, due to their diseased and anticipated further declining condition, I have no objection to their loss if it proves necessary for arboricultural safety management or development reasons.

A detailed landscaping scheme has now also been submitted, Drg. No. 71153/D900 Rev A. This includes 11 new trees, together with structural planting which once established would *inter alia* provide softening/screening of the visual impact of the new public car park area as seen from Uttoxeter Road (both issues I previously raised and now satisfactorily addressed).

**Waste Services (SMDC):** No issues regarding waste collections.

**SMDC Regeneration (Planning Policy):** National Planning Policy Framework changes December 2023.

Main changes include:

- More emphasis on higher residential densities in urban areas: para 129 “Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities”; new Para 130 states that in urban areas “significant uplifts in the average density of residential development may be inappropriate if the resulting built form would be wholly out of character with the existing area..”

- Energy performance of new buildings: New Para 164 states:- *“In determining planning applications, local planning authorities should give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights)..”*
- The terms “beauty” and “beautiful” appear at points throughout the revised NPPF in relation to the design of buildings but no definition is provided.
- Para 63 re-affirms support for housing for certain groups of people, eg affordable housing, older people’s housing etc
- The application of the tilted balance where the Council cannot demonstrate a 5YHLS, remains in this case (as the application was made before the Dec 2023 NPPF changes). 5YHLS figure = 3.58 as of 01.04.23

### Amendments to scheme

The site plans appear to be show:

- Fewer trees to be removed in amended scheme
- Minor layout differences (amended scheme shows more green areas, residential bin store, reconfigured residential parking spaces [but remaining at 12xno.]
- A submitted BNG report and accompanying metric clarifies that the amended scheme would generate an on-site net gain in habitat credits of 12.75% and a net gain in hedgerow credits of 100% [ie 12.75% overall]
- There is a noise assessment report submitted in 2024, but this appears to be the same report originally submitted [refer to original comments to SMD/2022/0643]
- The original preliminary ecological appraisal has been updated. The update concludes that the features of highest ecological value within the development site are the trees; the Construction Zone is of 'low ecological value' consisting primarily of amenity grassland.
- There is an updated November 2023 transport assessment – the conclusions and recommendations appear identical: *“..it is the [consultant’s] recommendation. that there are no traffic or transportation grounds on which to refuse this application.”*
- Highways: Application site area no longer contains access road bell mouth; and the applicant is no longer seeking the LHA adoption of the internal access road.

### Consideration

My original and updated policy comments to SMD/2022/0643 and SMD/2023/0368 remain.

In terms of the proposal to not seek adoption of the proposed internal road, refer to SCC Highways.

As the NPPF is now more proactive in terms of energy performance of new developments (para 164 etc) it should be questioned has the applicant considered options to improve the carbon/energy performance of the proposed buildings? It is noted that the DAS refers to the applicant considering installation of ASHPs on properties at a later date.

The net gain to biodiversity proposed on site is supported [note that as this scheme *predates* the application of the BNG regulations for major schemes on 12/02/24, a formal 10% uplift is not legally required, yet is supported in policy].

**Staffordshire County Council Highways:** Conditional approval.

**Site Visit date – 17<sup>th</sup> August 2023**

Application is demolish former police station and two sets of semi-detached dwellings and replace with 12 flats for the elderly and a 22 space public car park. There is an existing residential and office use on the site. Replacing four dwellings and a police office with 12 flats for use by the elderly will not have a noticeable effect on the highway.

Revised submission removes proposal to improve and upgrade the access to the site and proposes to leave the access road as a private road. As end use will include residential, technical approval under S7 Staffordshire Act will still be required. Any alterations required during technical approval must be incorporated into the design. Planning approved layout will not be a reason to relax standards for adoption. Further planning applications may be required.

Access was to be fully reconstructed from sub formation level. Works may be required under S7 if existing construction detail is substandard. This should be investigated at an early stage.

Surfacing close to Uttoxeter Road is showing signs of cracking and crazing. It will be in the interests of all users for this to be resurfaced due to the intensification of use and additional loading and HCV turning manoeuvres during construction. Bollards adjacent to access may need to be setback away from carriageway.

Site is on A521 Uttoxeter Road which is subject to 30mph speed limit. Visibility splays of 2.4m x 43m are required and are achievable. There is no issue with visibility at the existing access.

Current records show that there was 1 personal injury collision (PIC) on Uttoxeter Road within 43 metres either side of the proposal in the previous five years. Although 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.

There are currently approximately 18 parking spaces within this area of the site for public use including unofficially to the rear of the former police office. Included in the proposal is a parking area of 22 spaces in addition to the 12 spaces for the flats. SMDC Parking standards require 1 space per dwelling and 1 space per 4 dwellings for visitors. 1 space per dwelling is provided. There are no visitor spaces specifically proposed. However, visitors will be able to park in the proposed 22 space car park. There is a note on drawing D101 referring to 'vacant land for future community use'. There are no details of this. This response should not be construed as giving any approval for any future use of this area of land.

Conditions:

1. The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been resurfaced and thereafter maintained in a bound material for a minimum distance of 10m back from the channel of Uttoxeter Road in accordance with details to be first submitted to and approved in writing by

the Local planning authority. The access shall thereafter be surfaced in accordance with the approved details.

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

Reasons: All = To comply with NPPF Paragraph 111; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

Important informative to be included on decision notice.

This estate road and drainage layout will require Technical Approval under Section 7 of the Staffordshire Act 1983 and will require exemption under Section 219 - 226 of the Highways Act 1980 if it is to remain private. There are detailed issues that need to be approved in order to achieve technical approval under that process and the developer should be advised to contact Staffordshire County Council at the earliest opportunity to ensure that approvals and agreements are secured before commencement of works. The obtaining of planning permission for this design/layout will not be considered as a reason to relax the required technical standards for the road and drainage and any changes may necessitate the submission of further planning applications. As the road is to be private then the residents should be advised that they may be taking on the responsibilities and liabilities of the highway authority with regards to maintenance, snow clearance etc and are advised to take advice on public liability insurance against claims associated with those responsibilities.

Please see <https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx> and contact Staffordshire County Council at [road.adoptions@staffordshire.gov.uk](mailto:road.adoptions@staffordshire.gov.uk) to ensure that approvals and exemptions are secured before commencement of works.

**Police Liaison Crime Reduction Unit:** The proposal has been reviewed with particular reference to Police CPI's Secured by Design guidance and in accordance with the recognised principles of Crime Prevention Through Environmental Design.

The following comments should be considered in the light of the following:

- Under the heading Promoting Safe and Healthy Communities, Para 92(b) of the NPPF 2021 states "Planning policies and decisions should aim to achieve healthy, inclusive and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion."
- Under the heading Achieving Well-Designed Places, Para 130(f) of the NPPF 2021 states "Planning policies and decisions should ensure that developments create places that are safe ... and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."
- Under the heading Planning Should Address Crime Prevention, Design Para 10 of the NPPG states "Designing out crime and designing in community safety should be central to the planning and delivery of new development";
- Staffordshire Moorlands Local Plan - Design Consideration, Spatial Objective SO10 – "To deliver sustainable, inclusive, healthy and safe communities";



- The statutory obligation placed on local authorities to do all they reasonably can to prevent crime and disorder in accordance with Section 17 of the Crime and Disorder Act 1998;
- The 2006 CABE document entitled 'Design and Access Statements: How to Write, Read and Use Them', which states "Statements should demonstrate how development can create accessible and safe environments, including addressing crime and disorder and fear of crime".

Having reviewed the relatively minor revisions to proposals, the inclusion of 1m high railings around the retained space to the north (site of a future community centre?) is noted and welcomed to demarcate that space and deter casual access to it. The amendments to the nature of the footpath and space leading to the school grounds is noted. It is expected that the more sinuous path etc is unlikely to reduce the risk of the hedging bordering the new car park becoming breached by shortcutting. Consequently, the recommendation included in the previous police consultee response dated 25 August 2023 that railings are incorporated along its length to reinforce the hedging is still considered appropriate. The applicant and Local Authority are referred back to this previous consultee response and in particular, recommendations that consideration should be given to denying casual access using suitable well-positioned lockable/access controlled gating to the residents' rear (Uttoxeter Road facing) patio areas/communal garden space, and potential enhancements to the boundary with the new public car park and landscaped space (which features the sinuous footpath) to enhance the residential amenity and defensible space of the elderly residents. The superimposed blue arrows on the Revised Site Plan are one suggestion about where lockable gating could be positioned to deny casual access to the rear patio/garden area (facing Uttoxeter Road) and shown with a superimposed yellow line, enhancing security and privacy for residents.

For more information on Secured by Design, design guides and interactive 3D design guides, visit [www.securedbydesign.com](http://www.securedbydesign.com)

Note - 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)
- Construction Site Security Guide (National Business Crime Centre)

**Severn Trent Water:** No objections to the proposals subject to conditions.

**Staffordshire Wildlife Trust:** No objection subject to conditions. Secure via condition should approval be granted:

**Staffordshire and Stoke CCG (NHS Clinical Commissioning Group):** No representations received within the statutory consultation period.

**Coal Authority:** The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

We have reviewed the site location plan provided and can confirm that the site falls within the Coal Authority's defined Development Low Risk Area. On this basis we have no specific comments to make. However, in the interest of public safety, it is requested that the Coal Authority's Standing Advice note is drawn to the applicant's attention, where relevant.

**Environment Agency:** Having checked the constraints and development proposals, the application appears to fall outside of our checklist for consulting the Environment Agency. We would therefore not wish to provide any bespoke comments on the proposal and refer you to our standing advice.

**SCC Flood Risk Management (Lead Local Flood Authority):** No objections.

The applicant has submitted a revised drainage strategy which includes the most up to date site layout in Appendix B (Revision 'Af') which has also been used to produce the latest version of the drainage strategy drawing in Appendix D. As such, we have no objection to the application at this stage subject to the conditions below being attached to any planning permission, to ensure that a post demolition CCTV survey of remaining surface water infrastructure is undertaken; that a full detailed drainage design is submitted for review and that sufficient measures will be put in place to ensure no increase in flood risk during the construction phase. We ask to be consulted on the details submitted for approval to your Authority to discharge this condition and on any subsequent amendments/alterations. Please also consult us again on any future major changes to the proposed development or drainage scheme.

Previous flood risk comments as follows;

The site is within Flood Zone 1. The updated Flood Map for Surface Water (uFMfSW) does affect the proposed site area. This is mainly 1000-year coverage around existing buildings.

Our information about past flooding is based on data that the Flood Risk Management team holds. Where other authorities (such as LPAs) have been made aware of issues, we cannot guarantee they have passed this information on to us. A tributary of the River Blithe flows past the southern site boundary.

The applicant has submitted a revised version of the site layout (Revision 'Af') which includes a minor amendment to the parking layout and some changes to the access road. The LLFA do not consider that these layout changes would sufficiently affect the drainage design which can be adjusted to suit the latest version of the development layout at the detailed design stage. As such, we have no objection to the application at this stage subject to the conditions below being attached to any planning permission, to ensure that a post demolition CCTV survey of remaining surface water infrastructure is undertaken; that a full detailed drainage design is submitted for review and that sufficient measures will be put in place to ensure no increase in flood risk during the construction phase.

**SMDC Housing:** The proposal put forward by Aspire Housing to provide 12 apartments designated as older persons accommodation is welcomed. The applicant proposes to deliver the site as wholly affordable rent which is significantly above the requirements as set out in policy H3. The scheme will be funded through the Homes England Affordable Homes Programme with contributions from other stakeholders. The Strategic Housing Market Assessment recognises that the district has an aging

population and this proposal will go some way to meeting that identified unmet need. The proposed units are NDSS compliant as 1b2p units at 52sqm.

**Staffordshire County Council Education:** This development falls within the catchments of Forsbrook CE(VC) Primary School and Blythe Bridge High School and Sixth Form. The development is scheduled to provide 12 single bedroom dwellings. As outlined in the Staffordshire Education Infrastructure Contributions Policy, we do not consider there to be a need for education infrastructure mitigation where the development consists solely of one bedroom dwellings or when the development is providing specialist accommodation for elderly persons. Therefore, no education contribution is requested for this application. The above is based on current demographics; we would wish to be consulted on any further applications or amendments to this application for this site.

**Staffordshire County Council (Minerals and Waste):** As the application site is within the development boundary of Blythe Bridge, the Mineral and Waste Planning Authority has no comments to make.

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

### **Policy Context and Principle of Development**

6.1 The Local Planning Authority is required to determine applications in accordance with the Development Plan, unless there are material circumstances which indicate otherwise and, in determining these applications, it shall have regard to the provisions of the Development Plan, in so far as material to the application and to any other material considerations. The Staffordshire Moorlands Local Plan 2020 is the adopted Local Plan for the district.

6.2 Chapter 2 of The National Planning Policy Framework, outlines the Government's aims of achieving sustainable development within the planning system via economic, social and environmental objectives. The NPPF is clear with regards to the 'presumption in favour of sustainable development.' Paragraph 11 states that for decision-taking this means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
  - i. the application of policies in this 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 this Framework taken as a whole.

6.3 At present the Council cannot demonstrate a 5 year supply of housing, as of 1<sup>st</sup> April 2023 it was 3.58 years, therefore the presumption in favour of sustainable development is engaged.

Policy SS1 of The Staffordshire Moorlands Local Plan states that the Council will expect the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands; this echoes the stance of the NPPF. The Local Plan aims to deliver a wide range of development including (applicable to this application but not necessarily limited to) a mix of types and tenures of quality, affordable homes, to meet the needs and aspirations of the existing and future communities, quality local services, including leisure and community use, access to services and a well-designed environment.

6.4 Local Plan policy SS8 identifies Blythe Bridge as a 'Larger Village.' Within the larger villages the Local Plan seeks to ensure the area retains/enhances its role as a service centre by methods such as (but not limited to);

- Increasing community facilities
- Protecting community facilities where loss would be deemed to reduce the community's ability to meet its day to day needs
- Increasing the range of available and affordable house types
- Deliverable housing sites with good accessibility to services and facilities
- Reuse and regeneration of existing redundant, underused or surplus sites.

6.5 Local Plan policy H1 supports new housing development which provides a mix of housing sizes, types and tenure including a proportion of affordable housing. Suitable locations for housing should be found and an appropriate density secured, which is suitable for the site and its surroundings. H1 gives support in principle for residential development within town and village development boundaries.

6.6 Local Plan policy C1 sets out to support proposals which protect, retain or enhance existing community facilities or provide new facilities. The policy goes on to state that 'new facilities should preferably be located within defined built up areas where they are most accessible.'

Proposals involving the loss of community facilities should be resisted in accordance with C1 unless;

a) an alternative facility of the same type and quality that meets the needs of the community is available in the locality or can be provided in an accessible location in the same locality; or

b) a viability appraisal including a marketing exercise by a qualified professional demonstrates that there are no options for continued or shared use as any type of community facility which are financially viable and it can be demonstrated that loss of the facility would not disadvantage local residents.

c) In the case of proposals to change use from one type of community facility to another, the Council will consider the respective benefits of both the existing and proposed uses in terms of their contribution to the community's ability to meet its day to day needs.

Policy C1 also seeks to only permit new development 'where the utility, transport and community infrastructure necessary to serve it is either available, or will be made available by the time it is needed.'

6.7 There is no doubt that this is a brownfield site which sits within a sustainable location within an identified 'Larger Village.' Due to the Council's lack of a 5 year housing land supply the presumption in favour of sustainable development is

triggered in accordance with the National Planning Policy Framework (NPPF). It is recognised that the December 2023 changes to the NPPF excused some Local Authorities from the paragraph 11 provisions, (who could not demonstrate a 5 year supply) providing that their adopted Local Plans were less than 5 years old. Staffordshire Moorlands District Council falls within this category, however it is currently only relevant to applications which were submitted before 19<sup>th</sup> December 2023. The scheme before members was submitted prior to the 19<sup>th</sup> December date, therefore the usual 'presumption in favour of development' provisions should take place, meaning that the scheme should only be refused when any adverse impacts are deemed to significantly and demonstrably outweigh the benefits.

6.8 The application site consists of a former police station. The two dwellings on the eastern side of the site have had planning approvals for conversions of police housing to offices. The existing buildings on the western side of the site have benefitted from consent to convert to police interview facilities. The Design and Access Statement informs that the houses have been used by the police, therefore it would appear that the consents had been implemented. Policy C1's provisions regarding the protection of community uses must be considered. The applicant has confirmed that all of the buildings on the site have been closed since 2014. The Planning Agent has provided some information regarding policy C1 as follows:

'We would assume that Staffordshire Police have undertaken a comprehensive assessment of its operational requirements and property assets and as far as we are aware it took the decision to close many local stations such as Blythe Bridge and instead build large central custody centres (like the one in Etruria) and policing hubs.'

6.9 It is clear that the use of the site has ceased due to it no longer being needed in this location. The site has been vacant for approximately a decade and the police use is not one which is to be relocated within the village. It can reasonably be concluded that the use of the site has been abandoned due to relocation elsewhere which makes it an ideal, sustainable location for redevelopment on a brownfield site. Not only will the scheme provide much needed housing, including affordable housing, it will also provide a community car park. Any development on the allocated land will be subject to further planning consents and allows the opportunity for modern, well-designed development to occur. Referring to the presumption in favour of development, it is clear that the provision of residential and community facilities outweighs any harm from the loss of old, vacant buildings which would be in need of significant upgrading.

### **Design and Visual Impact (Character and Appearance)**

6.10 Local Plan policy DC1 requires that all developments shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the character and heritage of an area. Development should be of a high quality, adding to the value of a local area, incorporating creativity, be designed to respect the site and its surroundings and promote a positive sense of place and identity.

6.11 Redevelopment of this site is welcomed. It is a disused site, which left vacant could fall into disrepair. The existing buildings have no particular design merit, they have a functional appearance and their loss will not be visually harmful to the area. The redevelopment would see the erection of a two-storey building which would be constructed using brick and tile (details to be conditioned). Visual relief to what otherwise would be very large areas of brickwork will come in the form of decorative

brick panels between some ground and first floor windows and the gable ends. Additional features include glazed Juliette balcony panels and vertically positioned brickwork to highlight window headers and cills.

6.12 This is an opportunity to improve the appearance of the area and bring it into meaningful use. Whilst the building would be large, it does not constitute overdevelopment of the site and would likely have a similar visual impact (in terms of scale) to the two-storey buildings already in situ but be of a better quality design for an identified need. The fact that the main pedestrian accesses to the apartments and a mix of bedroom, kitchen, living and dining room windows on the northern facing side of the building means that there is natural surveillance to the car park and something in place to prevent the likelihood of anti-social behaviour which could occur due to the northern side of the plot being hidden from many public areas. Bin storage would be located towards the rear of the site, enclosed by a 1.8m high fence; this is acceptable.

6.13 The development would be softened by planting around the edges of the building and car park as well as a green space on the western side of the proposed public car park which in itself would have a grass-crete surface. Subject to conditions it is considered that the development would comply with design policies in place to secure well-designed developments.

### **Amenity**

6.14 The development proposes 12 individual, one bedroom apartments. There are no neighbour amenity concerns due to the separation distances involved between the application site and surrounding dwellings. To the north and west is Blythe Bridge High school whilst to the east is the library and car park. Amenity space for the proposed occupants of the building would be limited but not completely omitted. There is some outdoor space immediately beside the building on all sides. None of the amenity space is sectioned off for particular plots but there is a sense of ownership due to the location of the paths and patios. It is noted that Blythe Bridge recreational ground 'Jubilee Gardens' is a short walk away for additional outdoor amenity space. The Housing officer has confirmed the apartments are NDSS compliant for one bedroom units. In terms of amenity, it is considered that the application is acceptable.

### **Highways/Access**

6.15 The National Planning Policy Framework and Local Plan policies DC1 and T1 require that all development proposals secure safe and suitable access to a site whilst making a contribution towards meeting parking requirements and ensuring that all new development can be satisfactorily accommodated within the highway network. The proposal includes private parking space for the occupants of the apartments which is to the rear of the site and therefore easily identifiable as separate parking provision to the public spaces. The private car park has 12 spaces, one for each apartment; this is acceptable. The public car park would be situated to the front of the site and provide 22 parking spaces; this facility is very much welcomed and will go some way towards easing on street parking and providing better facilities for those wanting to commute to the area for purposes such as (but not necessarily limited to) shopping/recreational etc. The County Highways officer has no objections to the apartments scheme, commenting that the development would not have a noticeable effect on the highway. The access road will not be adopted and the County Highways officer confirms that the scheme will need technical approval under S7 Staffordshire Act and also confirms that required

visibility splays are achieved. The County Highways officer's comments can be read in full within section 5 'Consultations Carried Out.' It is important to note that the Highways Officer has stated there are no details of the 'future community use' piece of land, however this part of the site is only earmarked for this use at the present time and any future development proposals will have to be subjected to relevant planning considerations.

### **Environmental Health**

6.16 Planning policies require matters such as noise, contamination and lighting to be considered. It is noted that Local Plan policy DC1 requires that all developments shall be well designed, stating that new development should '*protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light/pollution.*' The Council's Environmental Health officer has no objections to the scheme. It is recognised that the site has been subjected to a number of uses over the years so there may be some land contamination. However, Environmental Health consider that this matter could be dealt with by an appropriately worded condition. Other proposed conditions include securing a Construction and Environmental Management Plan, lighting and sound insulation conditions.

### **Landscaping**

6.17 The application is accompanied by a Biodiversity Net Gain Report, Pre-liminary Ecological Report and Landscaping Plan. The site is identified as having a low ecological value at present. The scheme seeks to retain trees as far as possible with a proposal to plant more as well as providing a mix of shrub, hedge and wildflower planting. New planting will not only offer biodiversity opportunities but will also assist in visually softening the site. The applicant has submitted a fully detailed landscaping plan which is acceptable to the Local Planning Authority, its implementation can be secured by condition. It is noted that this scheme pre-dates the application for Biodiversity Net Gain (BNG) regulations (12<sup>th</sup> February 2024), which require a 10% uplift. Whilst this is not a formal requirement for this scheme there is some policy support for net gain in the form of Local Plan policy NE1. NE1 states that 'all development where possible seeks to deliver a net gain in biodiversity proportionate to the size and scale of the development.' It is considered that this scheme provides reasonable ecological benefit due to site constraints.

### **Affordable housing**

6.18 Local Plan policy H3 states that developments of more than 10 units shall provide 33% affordable housing. The applicant states that 100% of the units will be affordable. However the council can only secure 33% in accordance with adopted Local plan policy H3 via the signing of a S106 agreement.

## **7. CONCLUSION AND PLANNING BALANCE**

7.1 The application site is a brownfield parcel of land within the Settlement Boundary of Blythe Bridge. It has been concluded that the proposal complies with policies in the Development plan. There are no other material considerations that indicate that the application should be determined other than in accordance with the Development plan. A recommendation of approval is therefore made

## **8. OFFICER RECOMMENDATION**

**That subject to the completion of the S106 the application be approved subject to the conditions and informative notes set out as follows;**

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

**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 accordance with the following submitted plans and subject to the following conditions and/or modifications:-**

**D101 Rev Af;  
D102 Rev B;  
D105 Rev H;  
D106 Rev C;  
D107 Rev D  
D120 Rev D;  
D900 Rev B;**

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

- 3. No construction works on any new building shall be carried out above the ground floor slab level until the following details have been submitted to and approved in writing by the Local Planning Authority;**
  - samples/details of the types and colours of all roof tiles, facing materials and hard surfaces (including paths/patios/parking areas) and;**
  - Details of eaves and verges;**
  - Joinery and materials details (including colour) for all external windows and doors**

**The development shall be carried out in accordance with the approved details, completed in full prior to first occupation and retained for the lifetime of the development.**

**Reason:- To ensure that the external appearance of the development is satisfactory.**

- 4. Prior to their installation joinery details of all external windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details, completed in full prior to first occupation and retained for the lifetime of the development.**

**Reason: In the interests of good design and visual impact.**

- 6. No phase of the development hereby permitted shall take place 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 ensure construction and demolition activities on the site do not cause dust to be emitted beyond the site boundary so as to adversely adjacent residential properties and/or other sensitive uses and/or the local environment;**

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

**XIV. the 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,**

**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.**

- 7 (a) No phase of the development hereby permitted shall take place, except for works of site clearance and demolition until a risk assessment has been undertaken to assess the nature and extent of any contamination on the site, in accordance with a scheme to be agreed with the Local Planning Authority. Once completed, a written report of the findings and recommendations shall be submitted and approved in writing by the Local Planning Authority.
- (b) If the site risk assessment (a) indicates that potential risks exist, development shall not commence, until a detailed remediation strategy to bring the site to a condition suitable for the intended use has been prepared, and is subject to the approval in writing by the Local Planning Authority.
- (c) Following completion of measures identified in the approved remediation scheme (b) 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.
- (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.

- 8 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 validity 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.

9. Any 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. Details of all artificial lighting to be installed under this permission

should be submitted to and approved in writing by the Local Planning Authority prior to the lighting being installed.

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

10. Prior to any part of the development first being occupied pre-completion tests shall be carried out to verify compliance with the submitted Noise Assessment prepared by AEC Ltd Report Reference ref. P4667/R01b/WJK dated 13th July 2022. The raw data, calculations and results from the pre completion tests shall be submitted to the Local Planning Authority for its written approval before any of the units hereby approved are occupied.

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

11. No development shall begin until the final detailed surface water drainage design has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The final detailed design shall use the design principles outlined in Revision 4 of the Blythe Bridge Drainage Strategy (document reference 23945-HYD-XX-XX-RP-C-0500, 14<sup>th</sup> Feb 2024) and must further demonstrate:

- Evidence of infiltration testing undertaken in accordance with BRE digest 365 in the proposed location of the permeable paving and attenuation tank.
- A post demolition CCTV Survey to confirm invert levels and demonstrate the condition of any remaining surface water infrastructure (i.e., pipes and manholes) serving 3rd party land and demonstrate that the existing surface water outfall to the River Blithe remains in a useable condition.
- A plan showing the total impermeable area of the post-developed site.
- Limiting the discharge rate generated by all rainfall events up to 100-year event plus an allowance of 40% for climate change to 5 l/s.
- Introduction of a 2nd stage of water treatment for surface water runoff (petrol/ oil separator etc).
- Detailed design (plans, network details and full hydraulic calculations) in support of any surface water drainage scheme, including details on any attenuation system, SuDS features and the outfall arrangements.
- Calculations should demonstrate the performance of the designed system and attenuation storage for a range of return periods and storm durations, to include as a minimum the 1:1 year, 1:30 year and the 1:100-year plus 40% climate change return periods.
- Plans illustrating flooded areas and flow paths in the event of exceedance of the drainage system (i.e., in the event of blockage).
- Finished floor levels to be set 150mm higher than surrounding ground levels to mitigate the risk from exceedance flows.
- Provision of an acceptable management and maintenance plan for surface water drainage to ensure that surface water drainage systems shall be maintained and managed for the lifetime of the development.
- To include the name and contact details of the body(-ies) responsible.

The development shall thereafter proceed in accordance with the approved details.

Reason: To reduce the risk of surface water flooding to the development and properties downstream for the lifetime of the development.

12. Prior to commencement of development, details to demonstrate that satisfactory arrangements for the control of surface water are in place as part of any temporary works associated with the permanent development to ensure that flood risk is not increased prior to the completion of the approved drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details

Reason: To reduce the risk of surface water flooding to the development and surrounding properties during demolition and construction works.

13. The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been resurfaced and thereafter maintained in a bound material for a minimum distance of 10m back from the channel of Uttoxeter Road in accordance with details to be first submitted to and approved in writing by the Local planning authority. The access shall thereafter be surfaced in accordance with the approved details and retained for the lifetime of the development.

Reason: To comply with the National Planning Policy Framework; to comply with Staffordshire Moorlands District Council Local Plan Policy DC1 and in the interests of highway safety

14. The development hereby permitted should not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

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.

15. Prior to first occupation of any of the units hereby approved, an Ecological Management plan (EMP) relating to the Biodiversity Net Gain habitat creation on site detailed in the Preliminary Ecological Appraisal dated November 2023 prepared by Dr Stephan Bodnar and the Metric 4 calculator shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details for the ongoing management of hedgerow/ tree planting and grassland enhancement to target conditions. The development shall thereafter be carried out in accordance with the approved EMP.

Reason:- To ensure a net gain in biodiversity

16. The development hereby approved shall be carried out strictly in accordance with the following:-

- a) The mitigation measures at para 4.3a) and 4.3b) of the Preliminary Ecological Appraisal dated November 2023 prepared by Dr Stephan Bodnar.

Reason:- To provide biodiversity enhancement

17. No development above slab level shall be commenced until such time that a Scheme for the provision of bird and bat boxes and bat bricks has been submitted to and approved in writing by the Local Planning Authority. The agreed Scheme shall be installed prior to any of the units hereby approved first coming into use

Reason:- To provide biodiversity enhancement

18. There shall be no removal of any trees, shrubs or hedgerows during the bird nesting season (nominally March to August inclusive), unless otherwise agreed in writing by the Local Planning Authority 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 bird nesting protection.

19. 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 protecting bats.

20. The first action on commencement of development, prior to any further action (including any demolition, site clearance, site stripping, site establishment or formation/improvement of temporary/permanent access) shall be the erection of temporary tree protection barriers and advisory notices for the protection of all existing trees/tree groups to be retained, in accordance with guidance in British Standard 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*. The barriers and advisory notices required under this condition shall be retained in position for the duration of the period that development takes place, unless otherwise agreed in writing by the Local Planning Authority. 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 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of tree protection.

**21. Notwithstanding any indication given on the plans hereby approved, full details of the alignment, construction specification and method statement for the footpath linking the proposed new public car park with the high school grounds shall be submitted to and approved in writing by the Local Planning Authority prior to any commencement of this element of the development hereby approved; such details shall specifically provide for the avoidance of harm to trees to be retained, in particular where the alignment of this footpath may traverse the Root Protection Areas of retained trees.**

**Reason: In the interests of trees to be retained and protected.**

**22. The planting scheme shown on BM3 Landscape Plan Drg. No. 71153/D900 Rev B 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 etc planted 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: In the interests of biodiversity enhancement and suitable landscaping.**

**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.**



**Former Police Station - Blythe Bridge**

**Accommodation Schedule**

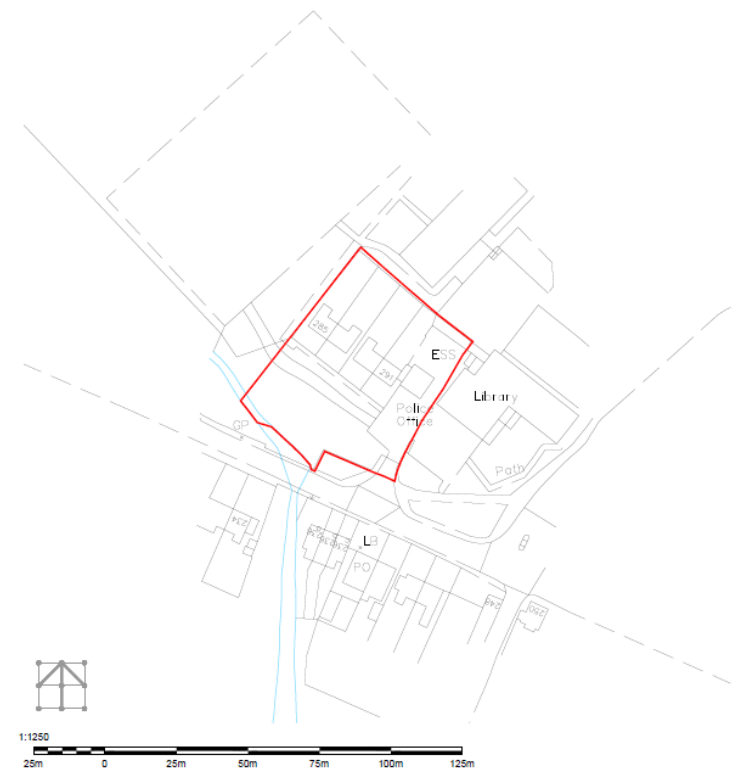
TYPE	ACCOMMODATION	AREA m <sup>2</sup>	TOTAL
A/B	1B2P WALK-UP FLAT	52.1/59.5	12
		<b>TOTAL</b>	<b>12</b>

SITE AREA = 3540 m<sup>2</sup> (441 x 84)  
 TOTAL DWELLINGS 12  
 50% CAR PARKING SPACES  
 BY CONSULTING WITH BUILDING REGULATIONS

- KEY:**
- PRIVATE FOOTPATH - 450X450 PC GREY SLABS
  - PATH - GRAVEL WITH TIMBER EDGING
  - SHRUBS
  - GRASSCRETE
  - PRIVATE/SHARED SURFACE
  - EXISTING TREES
  - ROOT PROTECTION AREA
  - EXISTING RETAINING WALL
  - 1M HIGH PPC BLUNT TOP STEEL RAILINGS
  - 1.8M HIGH CLOSE BOARDED FENCE
  - EXISTING SECURITY FENCE

Rev	Description	Date	By	Check	CDR/Title
1	REVISED ROAD	15.08.20	RS	-	-
2	ADDED VISIBILITY SPLAYS	15.08.20	RS	-	-
3	ADDED VISIBILITY SPLAYS AROUND COMMUNITY SPACE NORTH OF THE SITE	15.08.20	RS	-	-
4	ADDED VISIBILITY SPLAYS AROUND COMMUNITY SPACE NORTH OF THE SITE	15.08.20	RS	-	-
5	REVISED SITE BOUNDARY TO INCLUDE ACCESS ROAD	15.08.20	RS	-	-
6	REVISED SITE BOUNDARY TO INCLUDE ACCESS ROAD	15.08.20	RS	-	-
7	REVISED SITE BOUNDARY TO INCLUDE ACCESS ROAD	15.08.20	RS	-	-
8	REVISED SITE BOUNDARY TO INCLUDE ACCESS ROAD	15.08.20	RS	-	-
9	REVISED VISIBILITY SPLAYS	15.08.20	RS	-	-
10	REVISED VISIBILITY SPLAYS	15.08.20	RS	-	-
11	MINOR AMENDMENTS TO THE ROAD ACCESS SERVICE STRIP	14.12.20	RS	-	-

Project	Former Police Station Blythe Bridge	Client	aspire housing
Scale	1:250 (A4)	Drawn by	RS
Date	15.08.20	Checked	RS
Job No.	71153	CDR/Title	SCHEME DESIGN
Drawn by	RS	Approved	BM3



Project	FORMER POLICE STATION UOTTOXETER ROAD BLYTHE BRIDGE, STAFFS	Drawing	SITE LOCATION PLAN	Client	aspire housing	BM3	
Scale	1:1250/A4	Dated	31.3.22	Job No.	71153		
Drawing No.	D102	Drawn by	IDF	Checked	-	CSB Element	SCHEME DESIGN
Revisions	B						