

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE

12th December 2024

Application No.:	SMD/2023/0423	
Location	Land at, Tenford Lane, Tean, Staffordshire, ST10 4EN	
Proposal	Application for full planning permission for the erection of 87 dwellings and associated works.	
Applicant	Mr M Ellis, Markden Homes North West Ltd.	
Agent	Caroline Payne, Emery Planning Partnership	
Parish/ward	Tean	Date registered 17/08/2023

This report is an addendum report and should be read in conjunction with the previous report to committee (published 10th October 2024) and late letters update (16th October 2024). The application was deferred at the October committee meeting in order to resolve the Lead Local Flood Authority's (LLFA) holding objection and to ensure that Severn Trent Water provided comment on the application. The committee also had questions relating to the distribution of open space and education contributions, Biodiversity Net Gain (BNG) and boundary treatment which are all addressed within this report.

REFERRAL

This is a major application and is locally contentious.

1. SUMMARY OF RECOMENDATION

APPROVE subject to the prior completion of a Section 106 legal agreement and conditions.

2. RELEVANT PLANNING HISTORY

2.1 Three permissions have been given within the last month relating to non-material amendments, discharge of planning conditions and advertisement consent on this site:

NMA/2024/0017 - Non-Material Amendment relating to SMD/2024/0031 – Approved 15/10/2024

DOC/2024/0059 - Discharge of conditions 6 and 11 relating to SMD/2024/0031 – Approved 15/10/2024

SMD/2024/0327 - Application for Consent to Display an Advertisement - 5 freestanding signs comprising 1 x stack sign and streamer panel 4 flag signs. – Approved 16/10/2024

3. CONSULTATIONS CARRIED OUT

Public comments

3.1 Three additional comments have been received from members of the public in support of the application which have referred to the following matters:

- Support for dog walking pathways for all to use
- Need for new affordable housing
- Support for improvements to local footpaths

Dr Allison Gardner MP

A number of constituents have contacted me to express their concerns about the adequacy of the drainage/sewerage infrastructure needed to support the above development.

I am aware that the original application was for 40 new houses, but that Markford Homes are now seeking to more than double the size of the new estate, with an additional 47 properties – a decision on which, I understand, has currently been deferred by planning committee members.

From my own recent meetings with Severn Trent and the Environment Agency – in response to recent widespread local flooding issues – uncertainties/questions have been raised as to the capacity of the current systems to deal not only with the increased demand from such new developments, but also the unprecedented increase in weather-related flooding.

With the prospect of further development in the vicinity, then, I share the concerns of local residents who are genuinely alarmed at the prospect of further and more frequent flood damage continuing to occur.

It would clearly be unwise to proceed with this application without firm assurances that every possible measure will be put in place to mitigate the risk of such incidents in what is already a notorious flood risk area.

In these circumstances, therefore, I would urge your members to undertake the most stringent investigations with all agencies involved before making any final decision on the application to build further homes on the Tenford Road development.

Technical consultees

3.2 The following table provides a summary of additional technical consultee responses received since the application was last at planning committee in October 2024:

Consultee	Comment
Lead Local Flood Authority (Latest update following multiple responses)	Staffordshire County Council Flood Risk Management position Following the discussions in this morning's meeting and on review of the most recent documents and now are able to remove our objections providing the following planning conditions are applied. Condition 1 (Compliance) The development permitted by this planning

permission to only be carried out in accordance with the Staffordshire SuDS Handbook and the approved Drainage Strategy (Sitewide Drainage Plan, K23-013-502 Rev C, Keytech Development Design Ltd, 30/10/2024) and the following mitigation measures detailed the strategy:

- An infiltration-based solution for surface water drainage containing the 1 in 100yr + 40% event within the drainage network.
- Provision of 2 infiltration basins on the site to a 1 in 1000year standard. With minimum storage volumes of:
 - Basin 1: 491.5m³
 - Basin 2: 652.2m³
- Provision of landscaping to provide erosion control in infiltration basins in accordance with the details in the drawing M3774-PA-04-V1, Planting Plan 1 of 2, Barnes Walker, 06/2024.
- Provision of bunds around infiltration basins (to provide extra storage volume) at least 200mm above the top of bank levels of each basin shown in the approved drainage plan.
- Provision of a cut-off drain along the southern boundary of the site to capture residual runoff.
- Tree planters shall be incorporated where possible to add a measure of biodiversity to the surface water drainage system.
- All soakaway bases to be at least 1.2m above groundwater level.
- A minimum of 2 levels of water treatment for highway drainage including sumps within gullies to collect debris.
- Provision of an amount and configuration of permeable paving either the same as, or demonstrating betterment, in area and water quality treatment than the provision in the approved drawing.
- Finished Floor Levels to be at least 150mm above surrounding ground levels.
- Double DPM to be provided on Plots 10, 16, 28, 31-41, 52, 67, 68, 82.
- Exceedance flows to be managed using ground profiling, threshold drains, French drains, perforated pipes, edging kerbs, hedges, retaining walls and gravelled areas in accordance with details in the drawings:
 - *Overland Routing Plan Sheet 1 of 4, K23-013-504 Rev C, Keytech Development Design Ltd, 28/10/2024*
 - *Overland Routing Plan Sheet 2 of 4, K23-013-508 Rev C, Keytech*

*Development Design Ltd,
28/10/2024*

- *Overland Routing Plan Sheet 3 of 4,
K23-013-509 Rev B, Keytech
Development Design Ltd,
28/10/2024*
- *Overland Routing Plan Sheet 4 of 4,
K23-013-510 Rev B, Keytech
Development Design Ltd,
28/10/2024*

3.8 All the listed features to manage exceedance and shown on the plan shall be designated as drainage features and protected in property title deeds.

- Where it is not possible for ground slopes to fall away from properties, permeable paving driveways shall be lowered for each of the plots by 50mm to ensure that should any exceedance overtop the highway, the preferential flow route shall be towards the permeable driveways and not towards property front doors.
- Developer shall ensure that satisfactory arrangements for the control of surface water are in place as part of any temporary works associated with the permanent development, to ensure that flood risk is not increased, and water quality is managed prior to the completion of the approved drainage strategy.
- The scheme shall be managed and maintained for the lifetime of the development in accordance with the details included in drawing: *SuDS Maintenance Plan, K23-013-503 Rev B, Keytech Development Design Ltd, 15/10/2024*

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason

To comply with Policies: C3 *Part d* (Green infrastructure) and SD5 (Flood Risk) of the Staffordshire Moorlands Local Plan Adopted September 2020.

Condition 2 (To be discharged)

Prior to occupation a homeowner information pack shall be submitted to and approved by the LPA and subsequently provided to the owner of every property. The homeowner information pack shall include details of:

- All drainage features and exceedance

	<p>features within property curtilage (to be listed and shown on plan)</p> <ul style="list-style-type: none"> • Details of the maintenance tasks required for each exceedance and drainage feature and the frequency that each task should be undertaken. • A statement confirming the function of all exceedance features and that they are only to be replaced with like for like (or betterment) in terms of the protection offered from flood risk and water quality. • Details of the expected lifetime of all features and the responsibility for their replacement. <p>Reason</p> <p>To ensure the long-term management and maintenance of the SuDS infrastructure in accordance with Local Standard L of the Staffordshire SuDS Handbook</p> <p>Advisories</p> <p><i>We would advise the LPA that in order to ensure the long-term functioning of the drainage strategy:</i></p> <ul style="list-style-type: none"> • <i>that property owners should only be permitted to replace their driveways with permeable surfacing of an equal, or more permeable nature than the surfacing approved as part of the strategy.</i> • <i>PD rights should be removed from all properties to prevent interruption to the function of private soakaways.</i> <p>Advice to LPA</p> <p>We ask to be consulted on the details submitted for approval to your Authority to discharge Condition 2 and on any subsequent amendments/alterations. Please also consult us again on any future major changes to the proposed development or drainage scheme.</p> <p>Should you have any questions about our response please contact us on flood.team@staffordshire.gov.uk</p>
Severn Trent Water	<p>Thank you for the opportunity to comment on this planning application. Please find our response noted below:</p> <p>With Reference to the above planning application the company's observations regarding sewerage are as follows.</p> <p>I can confirm that we have no objections to the proposals subject to the inclusion of the following condition:</p> <p>0 - The development hereby permitted should not commence until drainage plans for the disposal of foul and surface water flows have been submitted</p>

	<p>to and approved by the Local Planning Authority, and</p> <p>1 - The scheme shall be implemented in accordance with the approved details before the development is first brought into use.</p> <p>2 - Planning Practice Guidance and section H of the Building Regulations 2010 detail surface water disposal hierarchy. The disposal of surface water by means of soakaways should be considered as the primary method. If this is not practical and there is no watercourse available as an alternative, other sustainable methods should also be explored. If these are found unsuitable satisfactory evidence will need to be submitted before a discharge to the public sewerage system is considered. No surface water to enter the foul or combined water systems by any means.</p> <p>Reason - To ensure that the development is provided with a satisfactory means of drainage as well as reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.</p> <p>We would recommend the Developer/Applicant to make contact with STW and look to submit a Development Enquiry for this development site; this will discuss the drainage proposals for site, and if any issues, look to resolve them. It is best to visit our website: https://www.stwater.co.uk/building-and-developing/overview/new-site-developments/developer-enquiries/ and follow the application form guidance to begin this process.</p> <p>IMPORTANT NOTE: This response only relates to the public waste water network and does not include representation from other areas of Severn Trent Water, such as the provision of water supply or the protection of drinking water quality.</p>
<p>Leisure and Parks Officer (open space)</p>	<p>Additional comments provided in answer to member's queries regarding how the contributions would be spent locally:</p> <ul style="list-style-type: none"> • Parks & Gardens - £75.20 per dwelling (x87) - £6,542.40 to be used within 1.5km (<i>this would more than likely be used on the nearest sites, being The Wentlows and/or Jubilee Park</i>) • Allotments - £38.20 per dwelling (x87) - £3,323.40 to be used within 3km (<i>closest known allotments are in Cheadle – although it</i>

	<p><i>would be great to have some included on the development)</i></p> <p>For sports pitches and built sports facilities we have used the Sport England calculator for the values as set put below:</p> <ul style="list-style-type: none"> • Playing Pitches (3G) – towards a new - £9,926 off-site contribution to be used within 3km (<i>plans for a new 3G are being developed for Cheadle</i>) • Playing Pitches (maintenance) - £4,572 off-site contribution to be used within 3km (<i>this would more than likely be used on the nearest sites, being The Wentlows, and/or Stanfield Crescent, and/or Tean Road Rec</i>) • Sports Hall – towards a new - £34,209 off-site contribution to be used within 3km (<i>plans are being developed for refurbishment of South Moorlands LC in Cheadle, which would include changes to the sports hall and fitness areas</i>) • In total we would look for - £58,572.80
<p>SCC School Organisation Team</p>	<p>Thank you for your email regarding the allocation of the contributions to be received for education.</p> <p>The Tenford Lane (Land off), Tean development is located within the catchment area of Cheadle Primary School, albeit adjacent to the catchment area boundary of Great Wood Primary School. The methodology to assess the impact of planning applications on education infrastructure is set out in the Staffordshire Education Infrastructure Contributions Policy (SEICP).</p> <p>The impact of the proposed development on the catchment primary school (Cheadle Primary School) and the primary planning area (Cheadle Town Primary School Place Planning Area) has therefore been analysed in accordance with the SEICP to assess the impact of this proposed development on education provision.</p> <p>When agreeing the terms of the S106 agreement, we would always look to secure conditions on utilising the education contribution that are sufficiently flexible to ensure that the impact of the development can be mitigated.</p> <p>In this instance we would look at spending the contribution at schools within the Cheadle Town</p>

	<p>and Cheadle Rural South School Place Planning Areas.</p>
<p>Staffordshire Wildlife Trust</p>	<p>SWT have raised no objection to the proposal.</p> <p>In response to the request from members that the proposal delivers 10% BNG the applicant provided additional documents proposing a 16% BNG.</p> <p>SWT had the following comments to make on those additional documents:</p> <p>Thanks for your email with all of the documents relating to BNG at the Land at Tenford Lane application. We have reviewed the documents and would like some further clarification on the following points:</p> <ul style="list-style-type: none"> • If available, please provide baseline and post-intervention habitat maps using UK hab – these may have been produced to fill out the metric. We note there is a baseline Phase 1 map in the PEA. • Please confirm which areas of the site have been included in the different types of grassland creation on site in the metric (modified grassland and other neutral grassland) – there are four seed mixes detailed in the planting plan – Emorsgate EM2, Emoragate EP1 (for around the SuDS area), germinal A19 and the gardens to be turfed with cultivated grade turf. • The metric states that the enhanced area of grassland (we have assumed that this is the area along the northern boundary beneath the tree canopy) will be seeded with a shade tolerant mix, whereas the planting plan shows it being seeded with Emorsgate EM2 which is a general meadow mix. Clarification is sought into the seed mix for this area and also indication of exactly where this area is – a mix such as Emorsgate EH1 would be suited to woodland edges / glades / hedgerows. Also consideration should be given to review whether a shade-tolerant mix for the grassland either side of the retained hedge crossing the site. If some of the area is the more open meadow with small trees planted into it, EM2 is probably better in the short term. • Consideration should be given to using Emorsgate seed mix EM8 which is more suited to seasonal or periodic flooding / inundation around the SuDS area. EP1 is

	<p>more for permanently wet areas. We are happy for you to use the mix that you think is most suitable for the predicted on site conditions.</p> <ul style="list-style-type: none"> • Please provide details of any soil treatment for the areas that are to be seeded with other neutral grassland. • Please provide maintenance details for the other neutral grassland and enhanced modified grassland. • Please provide details of maintenance arrangements for the communal areas, specifically the other neutral grassland, enhanced modified grassland and trees beyond the 12 months following the completion date that has been specified in the planting specification v4. • As per metric guidance, please note in the user comments of the metric the number of trees that counted towards the total area. • Do the 180 trees include trees that will be planted in the gardens? • Do the 180 trees include the trees being used to plant up the defunct hedgerow trees?
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4. OFFICER COMMENT AND PLANNING BALANCE

4.1 This application was deferred by members at the October planning committee meeting. The primary reason for the deferral was due to there remaining a holding objection to the proposal from the LLFA and the committee seeking clarification regarding the Severn Trent Water consultation response.

4.2 Members raised additional questions during the committee meeting as follows:

- i. A request for the proposed development to reach 10% BNG (6.19% had been proposed)
- ii. A request for the leisure and open space and education contributions to specify where the monies are to be spent
- iii. A request for the equipment in the proposed play area to be suitable for children with additional needs
- iv. A request for the specification and height of the northern boundary as it borders a former quarry

4.3 The applicant has submitted additional information in response to the above requests

Drainage

- 4.4 Following a meeting with the applicant's consultants the LLFA have removed their holding objection and signed off the proposed drainage strategy. This is subject to planning conditions requiring compliance with the strategy and provision of a homeowner information pack to every property detailing drainage features within the property curtilage, details of maintenance tasks, replacement requirements and the expected lifetime of features. The LLFA have also recommended that certain permitted development rights are removed from the properties to ensure all replacement driveways are permeable and to ensure that the function of private soakaways is not interrupted.
- 4.5 Severn Trent Water have been contacted directly by the case officer and applicant and they have confirmed in writing that they have no objection to the proposed development subject to planning conditions requiring the approval of foul and surface water drainage plans, implementation of the approved strategy and compliance with the water disposal hierarchy.

Ecology

- 4.6 The applicant has submitted revised proposals that seek to deliver at least 10% biodiversity net gain. This is to be achieved through additional tree planting and wildflower meadows planting. The following new documents have been submitted:
- Biodiversity net gain assessment
 - Landscape Response (version 4)
 - Plant specification (version 4)
 - Landscape layout (M3774-PA-01-V6)
 - Planting Plan 1 of 2 (M3774-PA-04-V4)
 - Planting Plan 2 of 2 (M3774-PA-05-V5)
 - Biodiversity Metric Calculation Tool
- 4.7 Discussions with SWT regarding the figures are ongoing and the latest comments are set out within the table above. A planning condition requiring a minimum of 10% biodiversity net gain has been added to the recommendation.

Contributions

- 4.8 The leisure and recreation officer has confirmed that the contributions sought (£58,572.80) will be spent locally as follows:
- i. Parks & Gardens £6,542.40 to be used within 1.5km (The Wentlows and/or Jubilee Park)
 - ii. Allotments - £3,323.40 to be used within 3km (closest known allotments are in Cheadle)
 - iii. New 3G playing pitch - £9,926 off-site contribution to be used within 3km (plans for a new 3G are being developed for Cheadle)
 - iv. Playing Pitches (maintenance) - £4,572 off-site contribution to go to the nearest sites, being The Wentlows, and/or Stanfield Crescent, and/or Tean Road Rec

- v. New Sports Hall - £34,209 off-site contribution (plans are being developed for refurbishment of South Moorlands LC in Cheadle, which would include changes to the sports hall and fitness areas)

4.9 Members requested further information from Staffordshire County Council Education relating to why contributions sought from this proposed development would be spent in neighbouring Cheadle and not in Upper Tean. The SCC School Organisation Team have confirmed that the contribution request complies with the methodology set out within the Staffordshire Education Infrastructure Contributions Policy (SEICP) and retains flexibility to ensure the impact of the proposal on education provision can be mitigated.

4.10 Further clarity has been provided regarding off site highways contributions that form part of the heads of terms. This now includes specifically the widening of the area of hardstanding for the southbound bus stop on Cheadle Road to 2 metres (estimated cost of £5,000) and the upgrading of the footpath from the application site to playing field at Wentlow (estimated cost £5,000). A Travel Plan has been prepared and will be subject to scrutiny during the preparation of the section 106 if this application is approved.

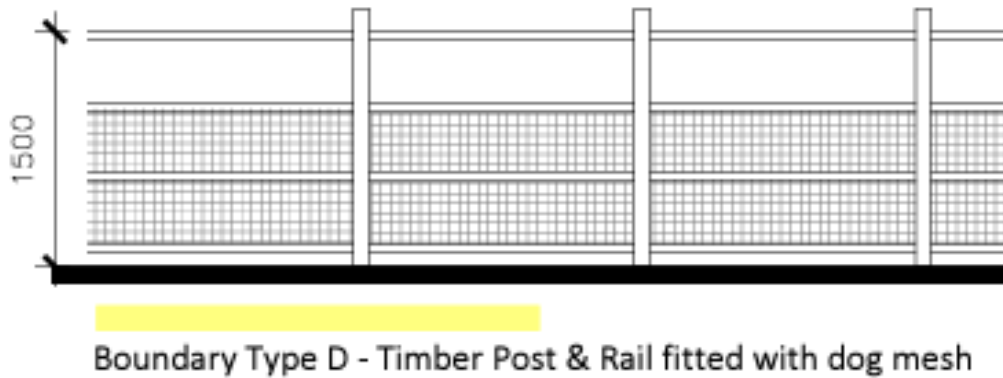
Play area

4.11 Proposed play area equipment has been designed to be inclusive for all children to enable joint play. The following points summarise the inclusive features of the equipment:

- The Holt climbing frame has an accessible ramp which has a low step, a shallow incline and handrails all the way up to enable children who are unsteady on their feet to access the unit.
- The Team Swing – this seat is suitable for carers to lift children into the swing out of their wheelchairs and lie them flat. Swinging is a calming experience for children with cognitive impairment.
- Timber seesaw – this is a great item to allow cognitively impaired and autistic children who do not want to touch other children to still play together whilst remaining physically apart.

Dog fence

4.12 Following questions from members further detail has been provided regarding the specification of the boundary treatment along the northern end of the site. A 1.5m high post and wire stock proof fence with dog proof mesh is proposed. This is detailed on the updated Enclosure Plan (boundary type D) – see image below.



Section 106 contributions

- 4.13 In order for this application to be policy compliant, a series of contributions and measures need to be secured via Section 106 agreement.
- 4.14 The following heads of terms have been agreed with the applicant and these will form the basis of the legal agreement:
- Delivery of 29 affordable housing units
 - Delivery and maintenance of LEAP play area
 - Off site open space contributions
 - Education contributions SCC
 - Integrated care board contribution
 - Footpath to Wentlows Sports Pitch upgrade (£5,000) details to be confirmed in s106 agreement
 - Fee for the monitoring the section 106 agreement £802.55 (£218.83 for the monitoring of the section 106 and an additional £583.72 due to it being a residential development)
 - Agreement of Travel Plan (to include bus taster tickets for all dwellings)
 - Monitoring fee of £11,000 (Travel Plan Sum of £6,000 and Additional School Travel Sum of £5000)
- 4.15 The above heads of terms are in line with expectations for developer contributions as set out within the development plan. Final figures will be confirmed within late letters. The applicant has confirmed their willingness to enter into such an agreement if the planning committee resolve to approve the application, as per standard procedure. The proposal is thus policy compliant in this regard.

5. AMENDED RECOMMENDATION

That the application be **APPROVED** subject to Section 106 Agreement and the following conditions in addition to those outlined in The October committee report at Appendix A:

Ecology conditions:

1. The proposed development shall deliver a minimum of 10% Biodiversity Net Gain and shall be implemented in accordance with the species protection and mitigation measures and recommendations as set out in the Preliminary Ecological Appraisal (Elite Ecology) dated June 2023 and the Biodiversity Net Gain Assessment (Rachel Hacking Ecology) dated July 2024 in addition to any subsequent or updated surveys.

Reason: To ensure that the proposed development does not impact upon existing ecology or protected species and any change in circumstances are accounted for.

Environmental Health:

2. **Construction and Environmental Management Plan: 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, with no arrivals prior to 30 minutes before 8am, 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 dust management plan containing the measures outlined in Appendix D : Mitigation Measures for Construction Impacts, in the Air Quality Assessment undertaken by the Aval Consulting Group and submitted in support of the application.

- 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. 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,
- XII. 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,
- XIII. 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 amenities of the area amenity of local residents and that of the surrounding area from disturbance during the construction phase.

Flood risk / drainage:

3. The development permitted by this planning permission to only be carried out in accordance with the Staffordshire SuDS Handbook and the approved Drainage Strategy (Sitewide Drainage Plan, K23-013-502 Rev C, Keytech Development Design Ltd, 30/10/2024) and the following mitigation measures detailed the strategy:
 - An infiltration-based solution for surface water drainage containing the 1 in 100yr + 40% event within the drainage network.
 - Provision of 2 infiltration basins on the site to a 1 in 1000year standard. With minimum storage volumes of:
Basin 1: 491.5m³
Basin 2: 652.2m³
 - Provision of landscaping to provide erosion control in infiltration basins in accordance with the details in the drawing M3774-PA-04-V1, Planting Plan 1 of 2, Barnes Walker, 06/2024.
 - Provision of bunds around infiltration basins (to provide extra storage volume) at least 200mm above the top of bank levels of each basin shown in the approved drainage plan.
 - Provision of a cut-off drain along the southern boundary of the site to capture residual runoff.

- Tree planters shall be incorporated where possible to add a measure of biodiversity to the surface water drainage system.
- All soakaway bases to be at least 1.2m above groundwater level.
- A minimum of 2 levels of water treatment for highway drainage including sumps within gullies to collect debris.
- Provision of an amount and configuration of permeable paving either the same as, or demonstrating betterment, in area and water quality treatment than the provision in the approved drawing.
- Finished Floor Levels to be at least 150mm above surrounding ground levels.
- Double DPM to be provided on Plots 10, 16, 28, 31-41, 52, 67, 68, 82.
- Exceedance flows to be managed using ground profiling, threshold drains, French drains, perforated pipes, edging kerbs, hedges, retaining walls and gravelled areas in accordance with details in the drawings:

Overland Routing Plan Sheet 1 of 4, K23-013-504 Rev C, Keytech Development Design Ltd, 28/10/2024

Overland Routing Plan Sheet 2 of 4, K23-013-508 Rev C, Keytech Development Design Ltd, 28/10/2024

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- All the listed features to manage exceedance and shown on the plan shall be designated as drainage features and protected in property title deeds.
- Where it is not possible for ground slopes to fall away from properties, permeable paving driveways shall be lowered for each of the plots by 50mm to ensure that should any exceedance overtop the highway, the preferential flow route shall be towards the permeable driveways and not towards property front doors.
- Developer shall ensure that satisfactory arrangements for the control of surface water are in place as part of any temporary works associated with the permanent development, to ensure that flood risk is not increased, and water quality is managed prior to the completion of the approved drainage strategy.
- The scheme shall be managed and maintained for the lifetime of the development in accordance with the details included in drawing: *SuDS Maintenance Plan, K23-013-503 Rev B, Keytech Development Design Ltd, 15/10/2024*
- The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To comply with Policies: C3 *Part d* (Green infrastructure) and SD5 (Flood Risk) of the Staffordshire Moorlands Local Plan Adopted September 2020.

4. Prior to occupation a homeowner information pack shall be submitted to and approved by the LPA and subsequently provided to the owner of every property. The homeowner information pack shall include details of:

- **All drainage features and exceedance features within property curtilage (to be listed and shown on plan)**
- **Details of the maintenance tasks required for each exceedance and drainage feature and the frequency that each task should be undertaken.**
- **A statement confirming the function of all exceedance features and that they are only to be replaced with like for like (or betterment) in terms of the protection offered from flood risk and water quality.**
- **Details of the expected lifetime of all features and the responsibility for their replacement.**

Reason: To ensure the long-term management and maintenance of the SuDS infrastructure in accordance with Local Standard L of the Staffordshire SuDS Handbook

5. **The development hereby permitted should not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local Planning Authority, and**
- **The scheme shall be implemented in accordance with the approved details before the development is first brought into use.**
 - **Planning Practice Guidance and section H of the Building Regulations 2010 detail surface water disposal hierarchy. The disposal of surface water by means of soakaways should be considered as the primary method. If this is not practical and there is no watercourse available as an alternative, other sustainable methods should also be explored. If these are found unsuitable satisfactory evidence will need to be submitted before a discharge to the public sewerage system is considered. No surface water to enter the foul or combined water systems by any means.**

Reason: To ensure that the development is provided with a satisfactory means of drainage as well as reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

Informatives:

We would recommend the Developer/Applicant to make contact with STW and look to submit a Development Enquiry for this development site; this will discuss the drainage proposals for site, and if any issues, look to resolve them. It is best to visit our website: <https://www.stwater.co.uk/building-and-developing/overview/new-site-developments/developer-enquiries/> and follow the application form guidance to begin this process.

IMPORTANT NOTE: This response only relates to the public waste water network and does not include representation from other areas of Severn Trent Water, such as the provision of water supply or the protection of drinking water quality.

Please note if you wish to respond to this email please send it to Planning.apwest@severntrent.co.uk where we will look to respond within 10 working days

If your query is regarding drainage proposals, please email to the aforementioned email address and mark for the attention of Rhiannon Thomas (Planning Liaison Technician).

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/informatives/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.