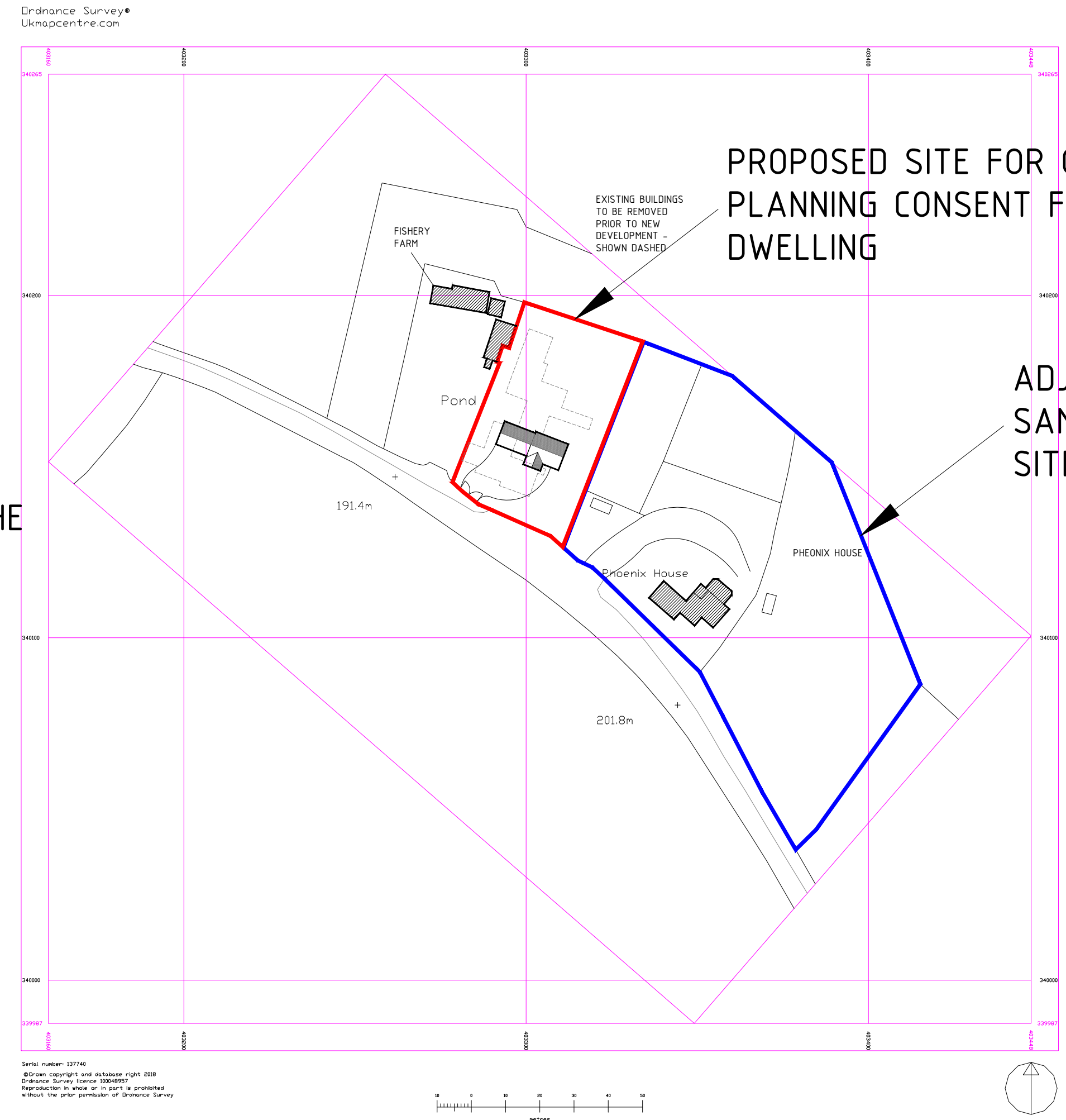


SITE LAYOUT AS PROPOSED
SCALE 1:500 SITE PLAN



SITE LAYOUT AS PROPOSED
SCALE 1:1250 LOCATION PLAN

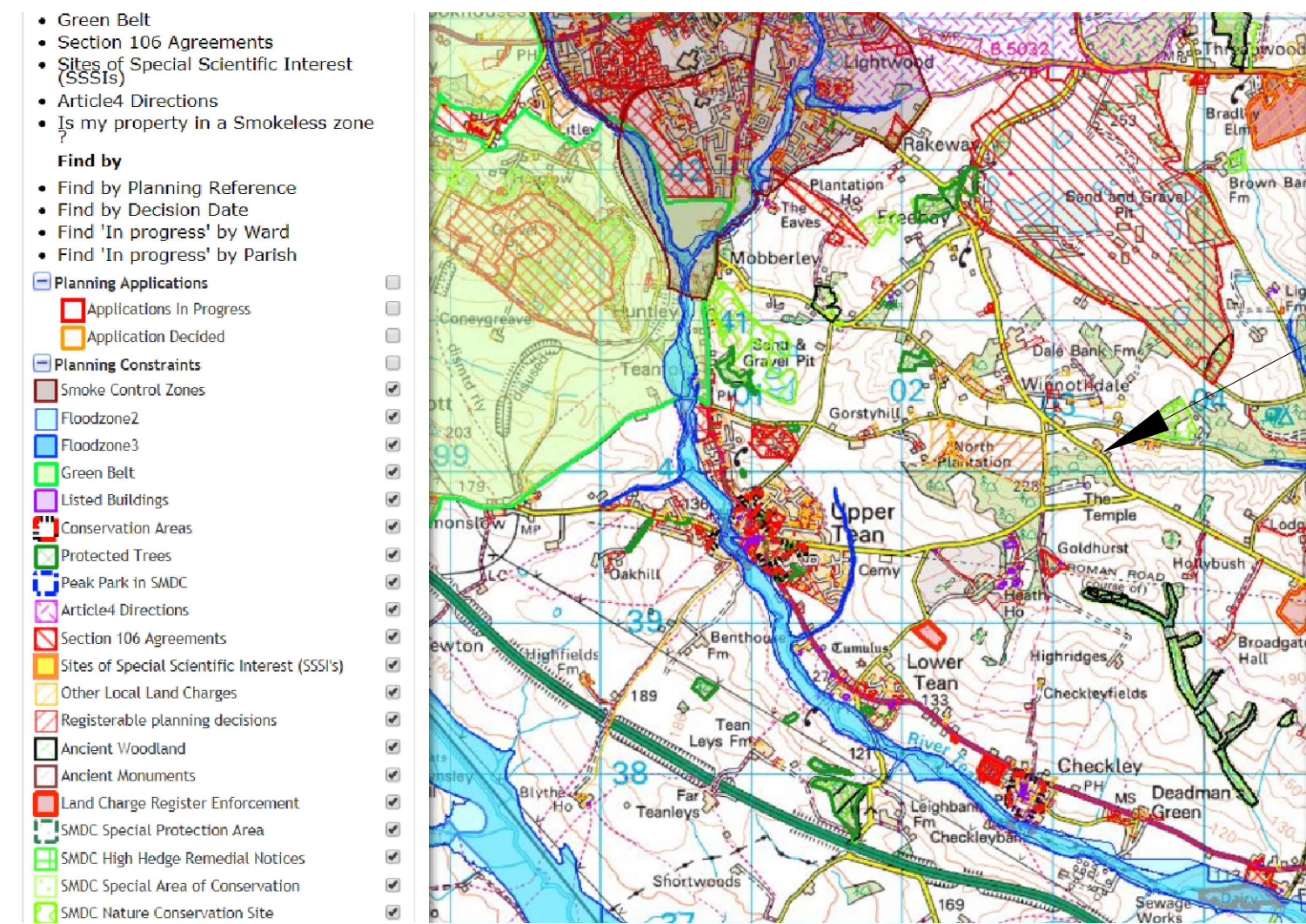
PLANNING STATEMENT
THE SITE OF THE FORMER PARADISE NURSERIES INCLUDES THE OPERATORS DWELLING. IT IS THE INTENTION OF THE OWNERS TO REDEVELOP THE NURSERY SITE INTO A PLOT FOR A SINGLE DWELLING. THIS APPLICATION SEEKS OUTLINE PERMISSION WITH ALL MATTERS RESERVED. THE PROPOSED LAYOUT OF THE SITE IS AN INDICATIVE PLAN OF A TYPICAL 4 BEDROOM DETACHED HOUSE WITH ATTACHED GARAGE. THE LANDOWNER DOES NOT WANT ADDITIONAL DEVELOPMENT OF THE SITE AND WOULD LIKE TO RESTRICT DEVELOPMENT TO A SINGLE DWELLING. THE LANDOWNER WOULD BE HAPPY FOR THE LOCAL AUTHORITY TO RESTRICT DEVELOPMENT IN ACCORDANCE WITH NATIONAL PLANNING GUIDANCE TO A SINGLE DWELLING IF THEY SEE FIT TO DO SO.

HISTORICALLY, THE EXISTING SITE HAS BEEN DEVELOPED OVER A NUMBER OF YEARS AS A COMMERCIAL NURSERY SITE WITH GOOD VEHICULAR ACCESS. THERE ARE A NUMBER OF POLYTUNNELS AND TEMPORARY SHED TYPE OUTBUILDINGS ALL USED FOR THE PURPOSES OF THE NURSERY OPERATION.

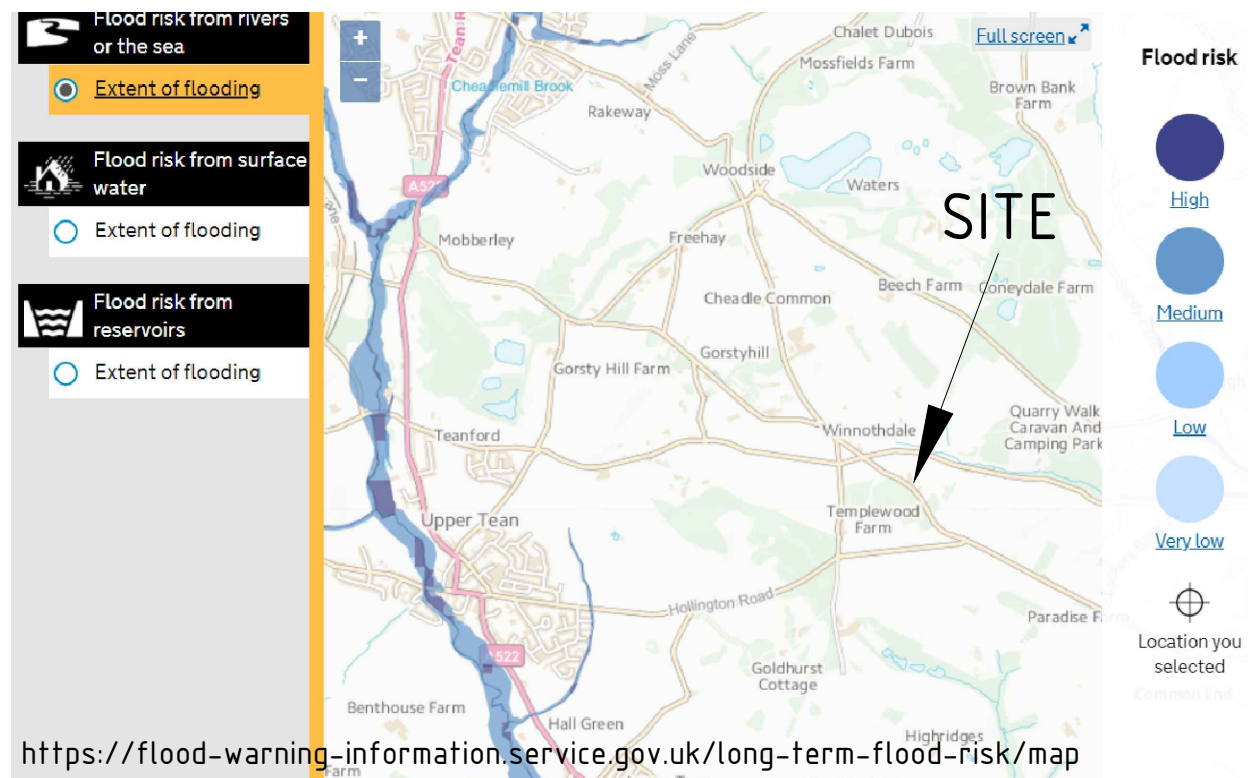
THE SITE WOULD BE CLEARED TO MAKE WAY FOR THE PROPOSED DEVELOPMENT, TO BE DETAILED ON A SUBSEQUENT FULL PLANS APPLICATION SHOULD THE OUTLINE APPLICATION BE SUCCESSFUL.

A CHECK HAS BEEN MADE ON THE STAFFORDSHIRE MOORLANDS WEBSITE AS TO THE STATUS OF THE SITE (SEE IMAGE RIGHT) THE SITE DOES NOT APPEAR TO HAVE ANY RESTRICTIONS ASSOCIATED WITH IT FROM A PLANNING PERSPECTIVE.

NOTE: ANY PLANS OF BUILDINGS SHOWN ARE INDICATIVE - ALL MATTERS ARE RESERVED.



<https://www.staffs Moorlands.gov.uk/smdc-aurora>



FLOOD RISK MAP - NOTE THAT THE SITE IS NOT WITHIN A FLOOD RISK AREA

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Project:
OUTLINE APPLICATION FOR PLANNING PERMISSION FOR 1 DWELLING AT THE FORMER PARADISE NURSERIES & WATER GARDEN CENTRE, WINNETHDALE NR. TEAN, STAFFORDSHIRE. ST10 4HB

Project No:
18016

Drawing
INDICATIVE SITE LAYOUT AS PROPOSED - SITE AND LOCATION PLANS

Drawing Reference
PL(0)02

Drawn by
MAP

Date
APRIL 18

Revision
A

Scale
1:500 @A1
1:1250 @A0