DISTRICT COUNCIL

ACHIEVING EXCELLENCE

Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ
Tel: 0845 605 3010 • Fax: 01538 483586 • Web: www.staffsmoorlands.gov.uk

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995

GRANT OF OUTLINE PLANNING PERMISSION

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (eg in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990.

Application No: 09/01018/OMAJEI

To:
Mr Paul Campbell
c/o Pegasus Planning Group
5 The Priory
Old London Road
Canwell
Sutton Coldfield
B75 5SH

[redacted] - submitted to Jan.

Location of Development:
Selectus Ltd Uplands Mill The Uplands Biddulph Staffordshire Moorlands

Description of Development:
Erection of up to 200 dwellings, provision of public open space, highway improvements and associated works with environmental statement.

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council, **HEREBY GRANT OUTLINE PLANNING PERMISSION** for the development described above in accordance with plans ref: BIR.2978 (December 2009 Revision); subject to the following conditions:-

1. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved
Reason:- To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (As Amended)

2. The approval of the Local Planning Authority shall be obtained in writing with respect to the plans and particulars of the following reserved matters (hereinafter called "the reserved matters") before any development is commenced.
a)-The layout of the site and building(s)
b)-The appearance of the site and building(s)
c)-The scale of the building(s)
d)-The landscaping of the site
Reason:- The application is an outline application under the provisions of Article 1(2) of the Town and Country Planning (General Development Procedure) Order 1995 and no particulars have been submitted with respect to the matters reserved in this permission.

STAFFS MOORLANDS
DISTRICT COUNCIL
ACHIEVING EXCELLENCE
Address: Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ
Tel: 0845 605 3010 - Fax: 01538 483401 - Web: www.staffsmoorlands.gov.uk

3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
Reason:- To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

21.05.12

Before any demolition including site clearance or construction works are carried out the protected species avoidance, mitigation and compensation measures set out in table 8.8 of the accompanying Environmental Statement shall be carried out in accordance with specific details submitted to the Local Planning Authority and approved in writing. Mitigation and compensation measures shall remain in place for the life time of the development. Lighting within the landscape design should be designed to minimise impacts to identified bat roosts or proposed compensatory ropsts. Specific details of lighting designs to minimise impacts on bats should be submitted to the Local Planning Authority and be approved in writing as part of a landscaping scheme.
Reason:- To safeguard protected species within and around the application site.'

17.04.12

Before the proposed development is brought into use accesses A and B as indicated on the indicative Masterplan shall be constructed in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.
Reason:- In the interests of highway safety

17.04.12

Before the proposed development commences accesses C and F to the site shall be completed in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.
Reason:- In the interests of highway safety

17.04.12

Before the proposed development is brought into use the existing accesses D and E shall be re-constructed and completed in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.
Reason:- In the interests of highway safety

17.04.12

No development apart from demolition and site clearance shall be commenced until details have been submitted to and approved in writing by the Local Planning Authority indicating all road construction, street lighting, drainage including longitudinal sections and a satisfactory means of draining roads to an acceptable outfall which shall thereafter be constructed in accordance with the approved drawings. Development shall thereafter be undertaken in accordance with the approved details.
Reason:- In the interests of highway safety

9. The submitted travel plan which is hereby approved shall be implemented in accordance with the submitted timetable unless otherwise agreed in writing by the Local Planning Authority. Reports demonstrating progress in promoting sustainable transport measures shall be submitted annually on each anniversary of the date of the planning consent to the local planning authority for the approval for a period of 5 years from the first occupation of the development permitted by this consent.
Reason:- In the interests of highway safety

10. Before the proposed development is brought into use, details of the proposed upgrade of 2 bus stops along Pennine Way closet to the site (to include shelters and Kassel kerbs) shall be submitted to and approved in writing by the Local Planning Authority and thereafter be

STAFFORDSHIRE
MOORLANDS
DISTRICT COUNCIL
ACHIEVING EXCELLENCE
Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ
Tel: 0845 605 3013 • Fax: 01538 483586 • Web: www.staffsmoorlands.gov.uk

constructed in accordance with the approved drawings.
Reason:- In the interests of highway safety.

17.04.12

Before any part of the proposed development commences details shall be submitted to and approved in writing by the Local Planning Authority indicating the construction compound including offices and worker facilities, material storage areas, operative and associated trade parking facilities with such approved facilities being made available prior to the commencement of any on site construction works.
Reason:- In the interests of highway safety and to safeguard trees and other natural features on the site.

OK.

17.04.12

Before the proposed development commences a construction method statement shall be submitted to and approved in writing by the Local Planning Authority detailing construction traffic routes and access points showing all construction traffic accessing the site via Pennine Way unless otherwise agreed by the Local Planning Authority.
Reason:- In the interests of highway safety

OK.

13. The development permitted by this planning permission shall only be carried out in accordance with the approved BWB Consulting Flood Risk Assessment referenced BMW/297/FRA Revision B and the following mitigation measures detailed within the FRA:

- The use of a treatment swale and balancing pond system to manage surface water run-off
- Surface water discharging from the site shall be limited so that it will not exceed the runoff from the undeveloped site and shall include attenuation to account for the impact of climate change

Reason:- To provide ecological and water quality benefits as part of the development in line with PPS9, PPS23 and PPS25, and to manage the risk of flooding to and from the site, in line with climate change guidance contained within PPS1 and PPS25.

17.04.12

No development apart from demolition and site clearance shall be commenced until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
Reason:- To prevent the increased risk of flooding, to improve and protect water quality, and ensure future maintenance of the surface water drainage system.

17.04.12

No phase of the development hereby permitted apart from demolition and site clearance shall be commenced until such time as a scheme to assess and mitigate for the risk of:

a) overland flow
b) flooding the site from off-site sources and
c) flooding third party land as a result of the drainage system onsite surcharging

has been submitted to, and approved in writing by, the local planning authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the phasing arrangements embodied within the scheme, or within any other period as may subsequently

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
ACHIEVING EXCELLENCE
Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ
Tel: 0845 605 3013 • Fax: 01538 483580 • Web: www.staffsmoorlands.gov.uk

be agreed, in writing, by the local planning authority.
Reason:- To reduce the risk of flooding to the proposed development and future occupants and to prevent flooding of adjacent sites by ensuring the satisfactory storage of/disposal of surface water from the site. Satisfied 17.04.17

No development apart from demolition and site clearance shall be commenced until further investigation and risk assessment has been completed in accordance with a scheme to be agreed by the Local Planning Authority to assess the nature and extent of any contamination on the site. The investigation and risk assessment shall be undertaken by competent persons and a written report of the findings shall be submitted and agreed in writing with the Local Planning Authority prior to the commencement of the development. The report of the findings shall include:

(i) A survey of the extent, scale and nature of any contamination;
(ii) An assessment of the potential risks to:
- Human health;
- Property (existing or proposed) including buildings, crops, livestock, pets, woodland, service lines and pipes;
- Adjoining land;
- Ground and surface waters;

(iii) An appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11.
Reason:- To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

No development apart from demolition and site clearance shall be commenced until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. 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. 17.04.17
Reason:- To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. 17.04.17
Reason:- To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without

STAFFORDSHIRE
Moorlands
DISTRICT COUNCIL
ACHIEVING EXCELLENCE
Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ
Tel: 0845 605 3013 • Fax: 01538 483586 • Web: www.staffsmoorlands.gov.uk

unacceptable risks to workers, neighbours and other offsite receptors.

17.04.12

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.
Reason:- To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

20. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 17, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 18, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 19.
Reason:- To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

No details rec. yet.

No development apart from demolition and site clearance shall be commenced until a detailed landscaping scheme, Landscape Management Plan and Ecology/Habitat management Plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), have been submitted to and approved in writing by the local planning authority. The scheme shall include the following elements:

- detail extent and type of new planting (inc. positions, species, planting sizes, densities)
- details of maintenance regimes (inc. cultivation, planting, aftercare, maintenance)
- details of any new habitat created on site
- details of treatment of site boundaries and/or buffers around water bodies
- details of specification for tree pits, supports, guards and irrigation.
- detailed method statement for the translocation of any part of the existing hedge which can not be retained to a new site within the proposed wildlife corridor

The landscape and habitat management plan shall be carried out as approved and subject to a previously agreed timetable and any subsequent variations shall be agreed in writing by the local planning authority.
Reason:- To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with PPS.9 and to ensure the delivery of quality landscaping within the site in the interests of enhancing the character and appearance of the site.

STAFFORDSHIRE
Moorlands
DISTRICT COUNCIL
ACHIEVING EXCELLENCE
Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ
Tel: 0845 605 3013 • Fax: 01538 483586 • Web: www.staffsmoorlands.gov.uk

22. The landscaping scheme approved under Condition 21 shall be implemented by the end of the planting season (normally November to February inclusive) following completion of development in each phase of the site, in accordance with the phasing programme to be agreed by the LPA pursuant to condition 4 above. Within 5 years of planting, any plants which die, become diseased, are removed or otherwise fail to establish shall be replaced.
Reason:- To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with PPS.9 and to ensure the delivery of quality landscaping within the site in the interests of enhancing the character and appearance of the site.

23. There shall be no removal of existing trees, shrubs or hedgerows prior to the approval of a fully detailed site layout under subsequent reserved matters application or full planning permission, unless otherwise agreed by the LPA.
Reason:- To safeguard existing trees, shrubs and hedgerows within the development site.

24. There shall be no removal of existing trees, shrubs or hedgerows within the recognised bird nesting season (March to August inclusive) unless otherwise agreed by the LPA.
Reason:- To safeguard nesting birds.

25. Prior to the commencement of development, including any demolition, site stripping/clearance and site establishment, protective fencing in accordance with Figure 2 of BS 5837:2005 Trees in Relation to Construction recommendations shall be erected in the positions shown on Midland Forestry Tree Protection Plan Drawing No. MF.4179.TPP or any subsequently approved revisions. Notices explaining the purpose and restrictions of these barriers shall be attached to the fencing. The fencing so erected shall be maintained in position for the duration of construction. Within the fenced areas there shall be no excavation, changes in ground levels, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires unless otherwise agreed by the LPA.
Reason:- To safeguard trees, shrubs and hedgerows during construction of the development.

26. During construction works and in addition to the noise limits stated in Condition 30, the use of any items of static plant (such as dewatering pumps, generators, and compressors) shall not increase the prevailing background noise levels during:
(a) day time expressed as LA90 [1hour] (day time 07:00-23:00 hours) and/or
(b) LA90 [5 mins] during night time (night time 23:00-07:00 hours)
when measured at any adjoining noise sensitive locations or premises in separate occupation. Noise measurements for the purpose of this condition shall be pursuant to BS 4142:1997.
Reason:- To avoid the risk of disturbance to neighbouring dwellings during unsocial hours.

27. The demolition and construction works hereby approved shall be carried out between 8am 6pm Monday to Friday and between 8am 1pm Saturdays and at no time on Sundays or Bank Holidays without the prior written consent of the Local Planning Authority.
Reason:- To avoid the risk of disturbance to neighbouring dwellings during unsocial hours.

28. During construction works the noise level emitted from the site when measured at the nearest residential properties shall not exceed an Leq of 70dB (A) when measured over a 10 hour period between 0800 and 1800 hours Monday to Friday, and over a 5 hour period

STAFFORDSHIRE
Moorlands
DISTRICT COUNCIL
ACHIEVING EXCELLENCE
Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ
Tel: 0845 605 3010 • Fax: 01538 483586 • Web: www.staffsmoorlands.gov.uk

between 0800 and 1300 hours Saturdays and a Lmax of 75dB (A) at any time between the aforementioned hours. No works shall be undertaken outside of these hours or on Sundays or Bank Holidays without the prior written consent of the Local Planning Authority.
Reason:- To ensure that the reasonable residential amenities of adjoining properties are adequately protected from noise pollution.

29. Any operations in connection with this application shall be controlled in such a manner as to prevent the transmission of vibration perceptible without the aid of instruments within or at the boundary/ies of any noise sensitive premises either attached to or in the vicinity of the premises to which this application refers
Reason:- To ensure that the reasonable residential amenities of adjoining properties are adequately protected from unacceptable vibration.

30. No top soil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development, a suitable methodology for testing this material should be submitted to and agreed by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and validatory evidence submitted to and approved in writing to by the Local Planning Authority.
Reason:- To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

31. No development apart from demolition and site clearance shall be commenced until details of any external lighting (temporary and permanent) has been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be undertaken in accordance with the approved details.
Reason:- To protect the local amenities of the local residents by reason of excess of luminance.

32. The resultant Reserved Matters submissions shall provide for a minimum of 172 dwellings, and no more than 200 dwellings.
Reason:- In the interests of the character and appearance of the area and to ensure a suitable density of development.

33. The development hereby permitted shall not be commenced until details of the existing and proposed levels across the site and relative to adjoining land, together with the finished floor levels of the proposed building(s), have been submitted and approved in writing by the Local Planning Authority. There shall be no variation in these levels without the written approval of the Local Planning Authority.
Reason:- In order to ensure the satisfactory appearance of the development and its relationship to adjoining properties.

STAFFORDSHIRE
MOORLANDS
DISTRICT COUNCIL
ACHIEVING EXCELLENCE
Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ
Tel: 0845 605 3013 • Fax: 01538 483586 • Web: www.staffsmoorlands.gov.uk

Informatives

1. The decision to grant outline planning permission has been taken having regard to Policies D2, T1A, T4, T5, T7 & T18A of the Staffordshire & Stoke-on-Trent Structure Plan and Policies H4, H16, B13, E7, T14, N22, R1, R2, R5A1 of the Staffordshire Moorlands Local Plan and national planning guidance contained in PPS.1, PPS.3, PPS.9, PPG13 and PPS.25. It is considered that the principle of residential development on this site has been demonstrated to be acceptable, and that no adverse impact to highway safety will arise. It is furthermore considered that the revised Master Plan has demonstrated that up to 200 dwellings can be delivered on the site without causing adverse harm to protected species, trees, hedgerows and other habitats, whilst also delivering sufficient private amenity space and parking for future occupiers. It is considered that the development will not result in adverse harm to neighbouring occupiers and will represent more efficient use of this brownfield site.

2. The applicant is reminded that the grant of this consent does not absolve them from complying with the relevant law relating to Protected Species, including obtaining and complying with the terms and conditions of any licenses required as described in Part IV B of Circular 06/2005.

3. The condition requiring off-site highway works shall require a legal agreement with Staffordshire County Council (e.g. S278 Agreement) and the applicant is therefore requested to contact Staffordshire County Council in respect of securing the Agreement. These works will attract commuted maintenance payments.

4. The outline residential planning application is only for determining the means of access to the highway network and not individual accesses of future plots. The internal highway layout detailed on the indicative Masterplan drawing no. BIR.2978 is presumed to be indicative only and as such the road alignment including accesses to individual plots will be the subject of Reserved Matters applications.

5. Accesses C and F to the site shall be completed in accordance with the submitted drawings no. Figures 3.5 and 3.8 respectively and the attached Y2 conditions. Please note that access requires a Section 184 Notice from Network Management.

6. Accesses D and E to the site shall be reconstructed in accordance with the submitted drawings nos. Figures 3.6 and 3.7 respectively and the attached Y2 conditions. Please note that access requires a Section 184 Notice from Network Management.

7. Condition 5 relating to the construction of accesses A and B will attract commuted maintenance payments for the use of block paving materials.

8. Approved Document Part H of the Building Regulations 2000 establishes a hierarchy for surface water disposal, which encourages a SUDS approach. Under Approved Document Part H the first option for surface water disposal should be the use of SUDS, which encourage infiltration such as soakaways or infiltration trenches. In all cases, it must be established that these options are feasible, can be adopted and properly maintained and would not lead to any other environmental problems. For example, using soakaways or other infiltration methods on contaminated land carries groundwater pollution risks and may not work in areas with a high water table. Where the intention is to dispose to soakaway, these

MOORLANDS
DISTRICT COUNCIL
ACHIEVING EXCELLENCE
Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ
Tel: 0845 605 3013 • Fax: 01538 483586 • Web: www.staffsmoorlands.gov.uk

work in areas with a high water table. Where the intention is to dispose to soakaway, these should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

9. Your attention is drawn to the comments of the Environmental Health Pollution Officer attached.

10. With regard to the illustrative Masterplan, the applicant's attention is drawn to the following shortcomings:

a) In several areas the Council's Space about Dwelling standards are significantly compromised and that in other areas significantly exceeded. The reserved matters submission should have regard to the Council's Space about Dwellings standards which can be found at Appendix 3 of the Staffordshire Moorlands Local Plan.

b) Careful attention should be paid to the layout in the vicinity of Access F at the reserved matters stage to ensure that no trees are lost that have been identified as being of amenity value and suitable for retention.

c) the reserved matters submission should provide for a wildlife corridor of minimum 15 metres width as shown on the illustrative Masterplan

d) the reserved matters submission should provide for the part retention and part translocation of the existing and significant hedgerow which is of wildlife value.

e) There should not be a through route from Pennine Way to The Uplands in the reserved matters submission(s).

f) The applicant is urged to consider safety mitigation measures in the reserved matters submission(s) for the balancing pond.

Signed on behalf of Staffordshire Moorlands District Council

9 FEB 2010

STAFFORDSHIRE
Moorlands
DISTRICT COUNCIL
ACHIEVING EXCELLENCE
Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ
Tel: 0845 605 3013 • Fax: 01538 483586 • Web: www.staffsmoorlands.gov.uk

09/01018/OMAJEI

NOTES

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision to refuse planning permission is for a householder application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice. All other types of development have a 6 month deadline for submission of appeals. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

3. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

STAFFORDSHIRE
Moorlands
DISTRICT COUNCIL
ACHIEVING EXCELLENCE
Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ
Telephone: 0845 605 3013 • Web www.staffsmoorlands.gov.uk

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2010

APPROVAL OF RESERVED MATTERS

This permission does not carry any approval or consent which may be required under any enactment, byelaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990.

Application No: 11/01216/REM_MJ

To:
Mr Daniel Oliver
Bovis Homes - Central Region
Bromwich Court
Highway Point
Gorsey Lane
Coleshill
Warwickshire
B46 1JU

— submitted to fax.

Location of Development:
Selectus Ltd Uplands Mill The Uplands Biddulph Staffordshire

Description of Development:
197 Dwellings - (Reserved Matters)

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council as Local Planning Authority, hereby **APPROVE** the following matter(s) which have been reserved for later approval on the grant of outline permission for development subject to the following conditions:-

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 31679_P(1)_001; 31679_P(1)_002 (REV B); 31679_P(1)_003 (REV B); 31679_P(1)_004 (REV A); 31679_P(1)_005 (REV A); 31679_P(1)_006 (REV A); 31679_P(1)_007 (REV A); 31679_P(1)_008 (REV B); 31679_P(1)_009 (REV A); 31679_P(1)_010 (REV A); 31679_P(1)_011 (REV A); 31679_P(1)_100 (REV B); 31679_P(1)_101 (REV C); 31679_P(1)_102 (REV B); 31679_P(1)_103 (REV A); 31679_P(1)_104 (REV B); 31679_P(1)_105; 31679_P(1)_106 (REV B); 31679_P(1)_110 (REV A); 31679_P(1)_111 (REV A); 31679_P(1)_112 (REV B); 31679_P(1)_115 (REV A); 31679_P(1)_116 (REV A); 31679_P(1)_117 (REV A); 31679_P(1)_118 (REV B); 31679_P(1)_120; 31679_P(1)_121 (REV A); 31679_P(1)_122 (REV A); 31679_P(1)_123; 31679_P(1)_124 (REV A); 31679_P(1)_125; 31679_P(1)_126 (REV A); 31679_P(1)_127 (REV A); 31679_P(1)_130 (REV A); 31679_P(1)_131 (REV C); 31679_P(1)_132 (REV B); 31679_P(1)_133 (REV B); 31679_P(1)_135 (REV A); 31679_P(1)_136 (REV B); 31679_P(1)_137 (REV B); 31679_P(1)_140; 31679_P(1)_141 (REV A); 31679_P(1)_142 (REV A); 31679_P(1)_145; 31679_P(1)_146 (REV A); 31679_P(1)_147 (REV B); 31679_P(1)_150;

STAFFORDSHIRE
MOORLANDS
DISTRICT COUNCIL
ACHIEVING EXCELLENCE
Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ
Telephone: 0845 605 3013 • Web: www.staffsmoorlands.gov.uk

31679_P(1)_151 (REV B); 31679_P(1)_152 (REV B); 31679_P(1)_155; 31679_P(1)_156 (REV A); 31679_P(1)_157 (REV A); 31679_P(1)_160; 31679_P(1)_161 (REV B); 31679_P(1)_165 (REV A); 31679_P(1)_166 (REV B); 31679_P(1)_167 (REV B); 31679_P(1)_170 (REV A); 31679_P(1)_171 (REV C); 31679_P(1)_172 (REV C); 31679_P(1)_173 (REV C); 31679_P(1)_175 (REV A); 31679_P(1)_176 (REV B); 31679_P(1)_177 (REV A); 31679_P(1)_178 (REV A); 31679_P(1)_180; 31679_P(1)_181 (REV A); 31679_P(1)_185; 31679_P(1)_186 (REV A); 31679_P(1)_187 (REV A); 31679_P(1)_189; 31679_P(1)_200; 31679_P(1)_190 (REV A); 31679_P(1)_191 (REV A); 31679_P(1)_192 (REV A); 31679_P(1)_193 (REV A); 31679_P(1)_194 (REV B); 31679_P(1)_195 (REV A); 31679_P(1)_196 (REV A); 31679_P(1)_197 (REV A); 31679_P(1)_198 (REV A); 31679_P(1)_199 (REV A); 31679_P(1)_300 (REV A); 31679_P(1)_301 (REV A); 31679_P(1)_302 (REV A); 31679_P(1)_303 (REV A); 31679_P(1)_304 (REV A); 31679_P(1)_305 (REV A); 31679_P(1)_306 (REV A); 31679_P(1)_307 (REV A); 31679_P(1)_308 (REV A); JBA 11/300-01 (REV D); JBA 11/300-02 (REV D); JBA 11/300-03 (REV D); JBA 11/300-04 (REV D); BIDD-01-100 (REV B); BIDD-03-081 (REV E); BIDD-03-102; BIDD-03-103 (REV A); BIDD-03-111; LPUK 5158 (REV A); 10098/SK/001 (REV P); 10098/SK/002 (REV M); 10098/SK/003 (REV A); 10098/SK/004 (REV A); 10098/SK/005 (REV A); 10098/SK/006 (REV N); 10098/SK/007 (REV H); 10098/SK/009 (REV B); 10098/SK/010 (REV B); 10098/SK/011 (REV B); HEDGEROW TRANSLOCATION METHOD STATEMENT (7th JANUARY 2011), AND, MEASURED WORKS SCHEDULE DETAILED SOFT LANDSCAPE PROPOSALS FOR PLOTS & POS.
Reason:- For the avoidance of doubt

2. The development shall be carried out in complete accordance with the provisions set out in the outline planning permission ref. 09/01018/OMAJEI_OUT and all conditions imposed on it, in addition to the conditions of this reserved matters approval.
Reason:- To ensure a satisfactory form of development and to ensure that the development is carried out in accordance with the terms and conditions of the outline permission.

3. Prior to the commencement of development, further details and samples of the facing materials (including: headers / cills, render) and hard surfacing (including the public square, private spaces, kerbs, footpaths and roads) to be used for the proposal 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.
Reason:- In order to ensure the satisfactory appearance of the development and its relationship to adjoining properties.

4. The development hereby permitted shall not be commenced until detailed plans and sections of the proposed windows (including dormers / rooflights), doors and garage doors drawn at a scale of 1:20 together with details of proposed finishes have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason:-
To protect and enhance the appearance of the building and the area.

5. Notwithstanding any details shown on the approved plans, the windows and doors of the proposed development shall be set back a minimum of 75mm from the edge of the brickwork around the window opening, unless otherwise agreed in writing by the Local Planning Authority.

DISTRICT COUNCIL
ACHIEVING EXCELLENCE
Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ
Telephone 0845 605 3010 • Web: www.staffsmoorlands.gov.uk

Reason:- In the interests of the visual appearance of the development and the amenities of the area.

Notwithstanding the details shown on the above approved plans, no development shall be commenced until details of the proposed eaves, verges and rainwater goods have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be undertaken in accordance with the approved details.
Reason:- In the interests of the visual appearance of the development and the amenities of the area.

Before the proposed development commences, in conjunction with plans nos. JBA 11/300-01 (REV D); JBA 11/300-02 (REV D); JBA 11/300-03 (REV D); JBA 11/300-04 (REV D) details shall be submitted to and approved in writing by the Local Planning Authority indicating additional tree planting within the site which shall thereafter be implemented in accordance with the approved drawings. Such planting shall be demonstrably additional to that already detailed, and not facilitated by way of omitting trees elsewhere which have already been indicated.
Reason:- In the interests of the visual appearance of the development and the amenities of the area.

8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority give written consent to any variation.
Reason:- In the interests of the visual appearance of the development and the amenities of the area.

The development hereby permitted shall not be commenced until further / revised details of all walls, fences and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. The details which are approved by the Local Planning Authority shall be carried out in full and prior to the first occupation of each dwelling on the site to which the enclosure relates.
Reason:- To provide adequate privacy and an acceptable external appearance.

The development hereby permitted shall not be commenced until further / revised details of the existing and proposed levels across the site and relative to adjoining land, together with the finished floor levels of the proposed building(s), have been submitted and approved in writing by the Local Planning Authority. Development shall thereafter be undertaken in accordance with the approved details.
Reason:- In order to ensure the satisfactory appearance of the development and its relationship to adjoining properties.

11. None of the apartments hereby approved shall be occupied until the siting for a refuse store(s) has been provided in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The approved details shall be completed prior to the first occupation of the apartments on the site.

STAFFORDSHIRE
MOORLANDS
DISTRICT COUNCIL
ACHIEVING EXCELLENCE
Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ
Telephone: 0845 605 3013 • Web: www.staffsmoorlands.gov.uk

Reason:- In the interests of the visual appearance of the development and the amenities of the area.

12. The development hereby permitted shall not be brought into use until the all of the accesses to the site within the limits of the public highway have been completed.
Reason:- To comply with Staffordshire Moorlands District Council local planning policies. To comply with Staffordshire and Stoke on Trent Structure Plan 1996 - 2011 Policy T13.

[redacted] 24.05.12

13. The development hereby permitted shall not be brought into use until details of the surface water drainage including outfall has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.
Reason:- To comply with Staffordshire Moorlands District Council local planning policies. To comply with Staffordshire and Stoke on Trent Structure Plan 1996 - 2011 Policy T13.

[redacted] 24.05.12

14. Before the proposed development commences details shall be submitted to and approved in writing by the Local Planning Authority indicating all road construction, street lighting, drainage including longitudinal sections and a satisfactory means of draining roads to an acceptable outfall which shall thereafter be constructed in accordance with the approved drawings.
Reason:- To comply with Staffordshire Moorlands District Council local planning policies. To comply with Staffordshire and Stoke on Trent Structure Plan 1996 - 2011 Policy T13.

15. The parking provision shall be allocated to dwellings as indicated on drawing no. 31679 P(1) 003 rev B.
Reason:- To comply with Staffordshire Moorlands District Council local planning policies. To comply with Staffordshire and Stoke on Trent Structure Plan 1996 - 2011 Policy T13.

[redacted] Before the proposed development commences details shall be submitted to and approved in writing by the Local Planning Authority indicating additional parking to the plots off Oxhey Drive which shall thereafter be constructed in accordance with the approved drawings.
Reason:- To comply with Staffordshire Moorlands District Council local planning policies. To comply with Staffordshire and Stoke on Trent Structure Plan 1996 - 2011 Policy T13.

17. Before any part of the proposed development commences details shall be submitted to and approved in writing by the Local Planning Authority indicating the construction compound including offices and workers facilities, material storage areas, operative and associated trade parking facilities with such approved facilities being made available prior to the commencement of any on site construction works.
Reason:- To comply with Staffordshire Moorlands District Council local planning policies. To comply with Staffordshire and Stoke on Trent Structure Plan 1996 - 2011 Policy T13.

duplicate of 11.

18. No delivery of materials shall take place, and no on street parking of vehicles associated with the construction shall take place between 8.30 am - 9.15 am and 3.00 pm - 4.00 pm on Mon - Fri during school term.
Reason:- To comply with Staffordshire Moorlands District Council local planning policies. To comply with Staffordshire and Stoke on Trent Structure Plan 1996 - 2011 Policy T13.

ACHIEVING EXCELLENCE
Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ
Telephone: 0845 605 3010 • Web: www.staffsmoorlands.gov.uk

19. Before the proposed development is brought into use wheel cleaning / washing facilities shall be installed within the site in accordance with details to be first approved in writing by the Local Planning Authority. The approved facility shall thereafter be utilised by all heavy goods vehicles for the full period of operation.
Reason:- To comply with Staffordshire Moorlands District Council local planning policies. To comply with Staffordshire and Stoke on Trent Structure Plan 1996 - 2011 Policy T13.

INFORMATIVES

1. The decision to grant reserved matters consent has been taken having regard to Saved Policies D1, D2, T1A, T4, T5, T7, T18A of the Adopted Staffordshire & Stoke-on-Trent Structure Plan; H4, H16, B13, T14, N22, R1, R2 and R5 of the Adopted Staffordshire Moorlands Local Plan; T2 and SS5B of the Biddulph Town Centre Area Action Plan, and, the National Planning Policy Framework. The principle of residential development on this site was established by the extant outline planning permission ref. 09/01018/OMAJEI, which was granted planning permission on the 9th February 2010. The proposal will provide 197 homes (of which 65 will be affordable units), the provision of public open space, including a play area and represents an efficient use of this brownfield site. The design of the development is acceptable and no adverse impact to highway safety nor protected species, trees hedgerows and other habitats will arise as a result.

2. This consent will require approval under Section 7 of the Staffordshire Act 1983 and will require a Section 38 of the Highways Act 1980. Please note that non standard materials will attract a commuted maintenance sum. Please contact Staffordshire County Council to ensure that approvals and agreements are secured before commencement of work.

3. Condition 16 above is necessary due to the close proximity of the site with Oxhey First School and Woodhouse Middle School.

4. The development shall incorporate measures to minimise the risk of crime. Such measures, according to the principles and physical security requirements of Secured by Design (i.e. Secured by Design accreditation shall be sought and achieved). The approved measures should be implemented before the development is occupied and thereafter retained.

Signed on behalf of Staffordshire Moorlands District Council

10 APR 2012

STAFFORDSHIRE
Moorlands
DISTRICT COUNCIL
ACHIEVING EXCELLENCE
Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ
Telephone: 0845 605 3013 • Web: www.staffsmoorlands.gov.uk

11/01216/REM_MJ

NOTES

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision to refuse planning permission is for a householder application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice. All other types of development have a 6 month deadline for submission of appeals. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

3. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.