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St. Modwen Homes
c/o Agent

Application no: SMD/2021/0418

Determined on: 16th June 2023

**Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015
(as Amended)**

FULL PERMISSION FOR DEVELOPMENT

This permission does not carry any approval or consent which may be required under any enactment, bylaw, 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.

Location of Development:

Land South East Of A521 Uttoxeter Road Draycott In The Moors Staffordshire

Description of Development:

Full planning application for residential development of 200 dwellings (Use Class C3), access and internal roads for vehicles, footpaths and cycle linkages, parking, public open space and landscaping, ecological habitats, community orchard, sustainable drainage measures, and associated infrastructure and earthworks.

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council Planning Authority, **HEREBY GRANTS PLANNING PERMISSION** for the development described above subject to the following condition(s):

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 permitted shall be carried out in accordance with the following approved plans:

Drawing Title	Revision
Site Location Plan	R9074-RLA-21-XX-DR-A-2001 A
Proposed Site Plan	R9074-RLA-21-XX-DR-A-2003 F
Proposed Boundaries Plan	R9074-RLA-21-XX-DR-A-2004 C
Proposed Materials Plan	R9074-RLA-21-XX-DR-A-2005 C
Proposed Heights Plan	R9074-RLA-21-XX-DR-A-2007 C
Proposed Waste Management Plan	R9074-RLA-21-XX-DR-A-2008 C
Proposed Car Parking Plan	R9074-RLA-21-XX-DR-A-2009 C
Proposed Roof Plan	R9074-RLA-21-XX-DR-A-2013 C
Proposed Phasing Plan	R9074-RLA-21-XX-DR-A-2016 C
Proposed Street Elevations	R9074-RLA-21-ZZ-DR-A-2020 A
Proposed Street Sections	R9074-RLA-21-ZZ-DR-A-2022 A
Public Open Space Plan	R9074-RLA-21-XX-DR-A-2029 C
756 V1 Housetype Floorplans and Elevations	R9074-RLA-21-ZZ-DR-A-2030 B
756 V2 Housetype Floorplans and Elevations	R9074-RLA-21-ZZ-DR-A-2031 A
790 V1 Housetype Floorplans and Elevations	R9074-RLA-21-ZZ-DR-A-2032 A
790 V2 Housetype Floorplans and Elevations	R9074-RLA-21-ZZ-DR-A-2033 B
790 V3 Housetype Floorplans and Elevations	R9074-RLA-21-ZZ-DR-A-2034 A
853 V1 Housetype Floorplans and Elevations	R9074-RLA-21-ZZ-DR-A-2050
853 V2 Housetype Floorplans and Elevations	R9074-RLA-21-ZZ-DR-A-2051
858 Housetype Floorplans and Elevations	R9074-RLA-21-ZZ-DR-A-2052 A
902 Housetype Floorplans and Elevations	R9074-RLA-21-ZZ-DR-A-2035 B
920 Housetype Floorplans and Elevations	R9074-RLA-21-ZZ-DR-A-2036 A
1002 V1 Housetype Floorplans and Elevations	R9074-RLA-21-ZZ-DR-A-2037 A
1002 V2 Housetype Floorplans and Elevations	R9074-RLA-21-ZZ-DR-A-2038 A
1004 Housetype Floorplans and Elevations	R9074-RLA-21-ZZ-DR-A-2053
1036 V1 Housetype Floorplans and Elevations	R9074-RLA-21-ZZ-DR-A-2039 A
1036 V2 Housetype Floorplans and Elevations	R9074-RLA-21-ZZ-DR-A-2040 A
1158 Housetype Floorplans and Elevations	R9074-RLA-21-ZZ-DR-A-2041 A
1208 Housetype Floorplans and Elevations	R9074-RLA-21-ZZ-DR-A-2042 A
1210 Housetype Floorplans and Elevations	R9074-RLA-21-ZZ-DR-A-2043 A
1318 V1 Housetype Floorplans and Elevations	R9074-RLA-21-ZZ-DR-A-2044 A
1318 V2 Housetype Floorplans and Elevations	R9074-RLA-21-ZZ-DR-A-2045 A
1336 Housetype Floorplans and Elevations	R9074-RLA-21-ZZ-DR-A-2046 A
1379 Housetype Floorplans and Elevations	R9074-RLA-21-ZZ-DR-A-2047 A

1416 Housetype Floorplans and Elevations	R9074-RLA-21-ZZ-DR-A-2048 B
1474 Housetype Floorplans and Elevations	R9074-RLA-21-ZZ-DR-A-2049 A
Design and Access Statement	8722 – June 2021 – Version 5
Flood Risk Assessment	JH-FRA-13051 Rev. 1.2
Visibility Splays Plan	R9074-BML-20-XX-DR-C-0105 F
Vehicular Tracking Plan – Fire	R9074-BML-20-XX-DR-C-0108 E
Vehicular Tracking Plan – Refuse	R9074-BML-20-XX-DR-C-0112 C
Section 38 Limit Plan	R9074-BML-21-XX-DR-C-0111 D
Schematic Levels Plan	R9074-BML-20-00-DR-C-0100 N
Schematic Drainage Plan	R9074-BML-21-00-DR-C-0104 N
Impermeable Areas Plan	R9074-BML-21-00-DR-C-0110 C
SuDS Maintenance Plan	Dated 03.03.2022
Network Calculations with 9% Urban Creep	Dated 25.03.2022
Detailed Planting Plans – Sheet 1 of 4	R9074-LLA-21-00-DR-L-0001 T03
Detailed Planting Plans – Sheet 2 of 4	R9074-LLA-21-00-DR-L-0002 T03
Detailed Planting Plans – Sheet 3 of 4	R9074-LLA-21-00-DR-L-0003 T02
Detailed Planting Plans – Sheet 4 of 4	R9074-LLA-21-00-DR-L-0004 T02
Report on Existing Noise Climate	Revision 1 – 8 June 2021
Air Quality Assessment	Revision 3 – October 2021
Addendum Air Quality Assessment	Revision 1 – September 2021
Tree Survey and Arboricultural Impact Assessment	UTC-0609-03-AIA, dated 6 June 2021
Tree Constraints Plan	UTC-0609-P02-TCP, dated 5 June 2021
Tree Protection Plan	UTC-0609-P05-TPP, dated 5 June 2021
Written Scheme of Investigation	Version 1 – 16 June 2021
Construction & Environmental Management Plan	R9074-SMH-21-XX-MS-K-0001 – Version 2
Ecological Appraisal	Revision B – 23 June 2021
Great Crested Newt Report	Revision D- 24 June 2021
Biodiversity Metric Report	Revision 3.0 – dated February 2022
Figure 3 – Habitat Retention Plan	Revision A – dated 02.12.2021
Figure 4 – Proposed Habitat Condition Plan	Dated 02.12.2021
Figure 5 – Baseline Condition / Distinctiveness Plan	Dated 24.02.2022
NatureSpace Great Crested Newt District Licence Certificate	Dated 11 th October 2022
Land South East of A521: Impact plan for great crested newt district licensing	Version 1 – dated 29th September 2022
Geo-Environmental Assessment	19068/1 – Revision 1 – dated May 2019
Landscape & Visual Appraisal	Dated – 17 June 2021

Sustainability Assessment	Dated June 2021
Transport Assessment	Version A, dated 18 June 2021
Travel Plan	Version A, dated 18 June 2021
Statement of Community Involvement	Dated June 2021
Planning Statement	Dated 28 June 2021

Reason:- For the avoidance of doubt and in the interests of proper planning.

- No development shall take place until a phasing scheme has been submitted to and approved in writing by the Local Planning Authority. No development shall take place except in complete accordance with the approved phasing scheme or as may subsequently be agreed in writing with the Local Planning Authority.

Reason: In the interests of proper planning of the development.

Design and Layout

- No dwelling shall be occupied until the boundary treatment associated with that dwelling has been provided in accordance with the approved plans.

Reason: In the interests of residential amenity.

- All works shall be carried out in accordance with the approved Demolition, Construction & Environmental Method Statement listed under Condition 2 of this permission. Any alteration to this Statement shall be approved in writing by the Local Planning Authority

Reason: To protect the amenities of the area.

Environmental Health

- Once the development has been completed, Air Quality monitoring shall be undertaken in accordance with the approved scheme, as outlined in the Air Quality Assessment (Revision 3) submitted in support of this application. If the results of the post development monitoring scheme indicate no breach of local AQ Objectives for NO₂ at the nearest sensitive receptor, monitoring shall cease and no further work shall be required.

Should the results of the Air Quality monitoring indicate a potential breach of local AQ Objectives for NO₂, then a further air quality assessment shall be undertaken to identify control measures that could be adopted to address any such breach. This further air quality assessment and related control measures shall be submitted to and approved in writing by the Local Planning Authority. The approved pollution control measures shall thereafter be implemented in full, with further monitoring undertaken and

submitted to and approved in writing by the Local Planning Authority. If deemed necessary, further measures shall be proposed, approved and implemented until no breach of local AQ Objectives for NO₂ is predicted.

Reason: To protect the local residents from air pollution and breaches in local air quality objectives for Nitrogen dioxide.

7. No property shall be occupied until the approved electric vehicle charging infrastructure associated with that dwelling has been installed, as indicated at Paragraph 3.21 of the Planning Statement submitted in support of this application.

Reason:- To protect the local residents from air pollution and breaches in local air quality objectives for Nitrogen dioxide.

8. In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. Development shall not recommence further until an initial investigation and risk assessment has been completed in accordance with a scheme to be agreed in writing by the Local Planning Authority to assess the nature and extent of any contamination on the site. If the initial site risk assessment indicates that potential risks exist to any identified receptors, development shall not recommence 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 submitted to and approved in writing by the local planning authority. Following completion of measures identified in the approved remediation scheme and prior to bringing the development into first use, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing 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. No 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 shall be submitted to and agreed in writing by the Local Planning Authority prior to the soils being imported onto site. The methodology shall include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and validatory evidence submitted to and approved in writing to by the Local Planning Authority.

Reason: To ensure that the proposed development meets the requirements of the

National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.

10. Pre-completion sound tests shall be carried out to verify compliance with the criteria sound levels in British Standard BS8233: Sound insulation and noise reduction for buildings (Code of Practice), Professional Practice Guidance on Planning & Noise: Residential Development (IOA and ANC 2014). A report shall be produced containing all raw data and showing how calculations have been made and shall be submitted to and approved in writing by the Local Planning Authority. No dwelling within that phase hereby permitted shall be occupied until the sound test report has been approved in writing by the Local Planning Authority.

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

Drainage

11. The development hereby permitted shall not commence on any phase until drainage plans for the disposal of foul and surface water flows for that phase have been submitted to and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with the approved details before the relevant phase of 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.

12. The 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 prior to the completion of the approved drainage strategy.

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

13. The development hereby approved shall only be carried out in accordance with the approved Flood Risk Assessment and Outline Drainage Strategy Report (Revision 1.2 dated June 2021), including the following mitigation measures detailed within the FRA:
 - Limiting the surface water run-off generated by the site to a maximum of 81.95 l/s, representing the maximum combined rate for development Phases 1 and 2 so that it will not exceed the run-off from the undeveloped site and not increase the

risk of flooding off-site. • Provision of an appropriate volume of attenuation flood storage on the site, to a 100yr + CC standard.

- Finished floor levels are set no lower than 150mm above ground level.

Reason: To mitigate the risk of flooding.

14. Prior to the first occupation of the approved development, the details of the maintenance schedule for the surface water system and below ground storage area, together with full details of the mechanisms, including any proposed responsible body, intended to secure the implementation of the maintenance schedule, shall be submitted to and approved in writing by the Local Planning Authority, in consultation with National Highways. The approved maintenance schedule shall be implemented for the lifetime of the development. Any alteration to this maintenance schedule shall be approved in writing by the Local Planning Authority in consultation with National Highways prior to any deviation from it.

Reason: To mitigate the risk of flooding.

Trees and Landscape

15. Before the commencement of development (including any site clearance, site stripping, site establishment or formation/improvement of temporary/permanent access) a comprehensive arboricultural method statement shall be submitted to and approved by the Local Planning Authority. Such a statement shall include full and specific details of all tree protection measures (such as temporary tree protection barriers and associated notices, any temporary ground protection surfacing, special construction measures and specifications as appropriate where any approved works may be located within the Root Protection Areas of retained trees) together with details of working methods, including relative timescales and monitoring/supervision responsibilities, for the avoidance, minimisation or mitigation of harm to existing trees to be retained on and adjacent to the application site, and to ensure that such appropriate measures are implemented as necessary to protect trees from the initial outset of any site establishment or construction operations and for the full duration of such activity. Notwithstanding any indication in the Underhill Tree Consultancy "Tree Survey & Arboricultural Impact Assessment Report" reference UTC-0609-03-AIA dated 6th June 2021 submitted in support of the application hereby approved, the arboricultural method statement required under this condition shall include suitable special construction measures and working method specifications for the shared drive to plots 171 – 175. Details of any accommodation or remedial tree works required shall also be submitted and approved prior to commencement as part of the arboricultural method statement required under this condition. Thereafter, the development hereby approved shall be carried out only in full accordance with details approved under this condition.

Reason: To protect existing mature trees within the site

16. No trees, shrubs or hedgerows shall be removed other than those whose removal is directly required to accommodate the approved development, unless otherwise approved by the Local Planning Authority. There shall be no removal of any trees, shrubs or hedgerows during the bird nesting season (nominally March to August inclusive), unless otherwise agreed 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 ecology

17. The first action on commencement of any phase of development, prior to any further action (including any 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 the existing trees to be retained, in accordance with guidance in British Standard 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*, and as broadly indicated in the Underhill Tree Consultancy “Tree Survey & Arboricultural Impact Assessment Report” reference UTC-0609-03-AIA dated 6th June 2021 submitted in support of the application hereby approved, and as subsequently more specifically shown in the Arboricultural Method Statement required under Condition 15 of this consent, and these shall be retained in position for the duration of the period that development takes place, unless otherwise agreed 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 by the LPA.

Reason: To protect existing mature trees within the site

18. The planting scheme shown on Liz Lake Associates Detailed Planting Plan Sheets 1 to 4 inclusive as listed under Condition 2 of this permission (or such other versions submitted to and agreed in writing by the Local Planning Authority) shall be fully implemented within each phase of the development hereby approved including associated open space areas before the end of the first available dormant season (November to February inclusive) following completion of the development in each phase. The trees, shrubs, herbaceous and marginal/ aquatic plants and grass 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: To ensure satisfactory landscaping of the finished development.

Archaeology

19. a) The archaeological site work shall be implemented in full in accordance with the approved written scheme of archaeological investigation (June 2021) submitted in support of the application.
- b) The development shall not be occupied until the site investigation and post-fieldwork assessment has been completed in accordance with the approved written scheme of archaeological investigation and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

This work shall be carried out by an appropriately experienced archaeologist(s) working to the Chartered Institute for Archaeologists' (CIfA) Code of Conduct and relevant Standard and Guidance.

Reason: To protect and record likely below ground deposits.

Ecology

20. Development shall take place in accordance with the Recommendations in the Ecological Appraisal dated June 2021 produced by FPCR submitted with the application

Reason: In the interests of biodiversity and nature conservation

21. Prior to the commencement of development (including any site clearance, site stripping, site establishment or formation/improvement of temporary/permanent access) a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved by the Local Planning Authority. This shall include details of:
- The creation, enhancement, maintenance and management of semi-natural habitats – in particular existing and new pond/ wetland creation and associated habitat, including depth, gradients and aspects of created ponds to maximise value for biodiversity.
 - Provision of bat roosting and bird nesting opportunities in new buildings and attached to trees. This shall include: provision for house sparrow and house martin; designs to ensure hedgehogs can move through the development; the

planting of hedgerows as curtilage boundaries; planting of native locally occurring species appropriate to shade, moisture, aspect, and drainage to encourage pollinating insects, plus provide a food sources for foraging birds or bats. Details shall be provided on suitable scale plans and accompanying specifications. The timing of work and persons responsible must be detailed.

- Details of, enhancement, management and monitoring for a minimum of 30 years post creation, including to deliver and report on Biodiversity Net Gain including final BNG calculation and accurate baseline and post-intervention habitat maps, reflecting the most up-to-date landscaping and drainage plans for the site. Monitoring and remedial measures shall also be provided.

The Landscape Ecological Management Plan shall be implemented in accordance with the approved details and features shall be retained in that manner thereafter.

Reason: In the interests of Biodiversity enhancement providing a net gain for biodiversity as advocated by National Planning Policy Framework 2021 and Policy NE1 in Staffordshire Moorlands Local Plan 2020.

22. No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WML-OR112) and with the proposals detailed on plan "Land South East of A521: Impact plan for great crested newt district licensing (Version 1)" dated 29th September 2022.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the organisational licence WML-OR112.

23. No development hereby permitted shall take place except in accordance with Part 1 of the GCN Mitigation Principles, as set out in the District Licence WML-OR112 and in addition in compliance with the following:

- Works to existing ponds onsite may only be undertaken during autumn/winter, unless otherwise in accordance with the GCN Mitigation Principles.
- Works which will affect likely newt hibernacula may only be undertaken during the active period for amphibians.
- Capture methods must be used at suitable habitat features prior to the commencement of the development (i.e. hand/destructive/night searches), which may include the use of temporary amphibian fencing, to prevent newts moving onto a development site from adjacent suitable habitat, installed for the period of the development (and removed upon completion of the development).
- Amphibian fencing and pitfall trapping must be undertaken at suitable habitats and features, prior to commencement of the development.

Reason: In order to adequately mitigate impacts on great crested newts.

Highways

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

Reason: In the interests of highway safety.

25. The Travel Plan (05416 Revision A) which is hereby approved shall be implemented in accordance with the timetable set out in that plan 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 this planning consent to the Local Planning Authority for approval for a period of five years from first occupation of the development permitted by this consent.

Reason: In the interests of highway safety.

26. Any driveways or private drives that fall towards the proposed adopted highway shall be fitted with drainage interceptors immediately to the rear of the highway boundary outfalling to surface water drainage or drained to SUDS principles.

Reason: In the interests of highway safety.

Informatives

Informative 1: It is recommended that the NatureSpace Best Practice Principles are taken into account and implemented where possible and appropriate.

Informative 2: It is essential to note that any works or activities whatsoever undertaken on site (including ground investigations, site preparatory works or ground clearance) prior to receipt of the written authorisation from the planning authority (which permits the development to proceed under the District Licence WML-OR112) are not licensed under the GCN District Licence. Any such works or activities have no legal protection under the GCN District Licence and if offences against GCN are thereby committed then criminal investigation and prosecution by the police may follow.

Informative 3: It is essential to note that any ground investigations, site preparatory works and ground / vegetation clearance works / activities (where not constituting development under the Town and Country Planning Act 1990) in a red zone site authorised under the District Licence but which fail to respect controls equivalent to those in the condition above (relating to the use of best practice and measures outline in the Great Crested Newt Mitigation Principles) would

give rise to separate criminal liability under District Licence condition 12 (requiring authorised developers to comply with the District Licence) and condition 17 (which requires all authorised developers to comply with the GCN Mitigation Principles) (for which Natural England is the enforcing authority); and may also give rise to criminal liability under the Wildlife & Countryside Act 1981 (as amended) and/or the Conservation of Habitats and Species Regulations 2017 (for which the Police would be the enforcing authority).

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council

NOTES

1. Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting DBCP Limited, Web: dbcp.co.uk; Email: info@dbcp.co.uk ; Tel: 0333 880 2000.
1. Where a vehicle is often driven across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may, be required to pay the cost of construction of a crossing, and/or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority at Staffordshire County Council.
2. This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. An application will need to be made to discharge conditions and a fee is payable with the application. For more details please refer to our web site: www.staffsmoorlands.gov.uk If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a “condition precedent”. The following should be noted with regards to conditions precedent:
 - (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - (b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.
3. Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.
4. The permission is granted in strict accordance with the approved plans. It should be noted however that:
 - (a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
 - (b) Variation to the approved plans will require the submission of a new planning application.
5. 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.
6. 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.

7. If this is a decision to refuse planning permission for a minor commercial 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.
8. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
9. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents then you must do so within 6 months of the date of this notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>
10. The Secretary of State can allow a longer period for giving notice of an appeal, but 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 the Secretary of State 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.
11. 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.
12. Domestic sprinklers
Fire sprinklers operate automatically even if you are not at home releasing water directly over the source of the fire and sounding the alarm, they are unobtrusive and easy to install. Sprinklers are NOT expensive; normally costing around 1-2% of the cost of construction of a new building. The use of sprinklers will usually allow design freedoms as well, which can reduce construction costs and improve usability and design freedoms of the building. The chance of an accidental discharge is 16,000,000:1
If you would like further advice please contact Staffordshire Fire and Rescue Service (www.staffordshirefire.gov.uk)
13. Working smoke alarms correctly positioned in your home can save your life.

The Fire Service recommends you have smoke alarms on every floor of your home, including in each bedroom, and make sure you test your smoke alarms at least once a month. Although the application of approved guidance and enforcement of regulations will give buildings the legally required baseline of fire protection, the Fire Service's viewpoint is many of these fall short of what we would consider adequate. This is why we campaign for the inclusion of sprinklers.