

Miss Katie Gregory
Pegasus Group
39 Bennetts Hill
Birmingham
B2 5SN

Keepmoat Homes Ltd
C/o Agent

Application no: SMD/2022/0249

Determined on: 6th September 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 Off Cheadle Road Upper Tean Staffordshire

Description of Development:
Full Planning Application for residential development of 67 houses with a mix of two and two and a half storey dwellings, consisting of new access to Cheadle Road, new public open space, sustainable urban drainage, landscaping, pumping Station and associated works

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:
 - a. Cheadle Road – Planning Housetypes (B&W)
 - b. Double garages PDF document

- c. Planning Layout, Drawing No. A1013 Drawing 01 Rev N
- d. Proposed access arrangement (drawing P21-1771 SK04)
- e. Cheadle Road – Coloured Street scene
- f. Swept path analysis of a refuse vehicle (P21-1771 SK02 Rev A)
- g. Engineering appraisal Sheet 1 of 2 Rev E
- h. Engineering appraisal Sheet 1 of 2 Rev F

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

3. Notwithstanding any details shown on the approved plans, no above ground works are to be carried out until full details and samples of all external materials and finishes and hard surfacing to be used in the construction of the development, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure a high-quality external appearance of the development and to protect the character and appearance of the local area, the setting of listed buildings and the wider landscape character.

Highways and access:

4. The development hereby permitted shall not be brought into use until the visibility splays (maximum achievable and to DMRB) shown on plan P21-1771 SK04 Rev A have been provided. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.

Reason: To comply with NPPF Paragraph 111 and SMDC Local Plan Policy DC1 in the interests of highway safety.

5. The development hereby permitted shall not be brought into use until details of the following highway works have been submitted to and approved in writing by the Local Planning Authority
- access construction;
 - footway, including linkages to existing;
 - relocation of street name plate (if necessary);
 - relocation of telegraph pole (if necessary);
 - relocation of lighting column (if necessary);

The highway works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.

Reason: To comply with NPPF Paragraph 111 and SMDC Local Plan Policy DC1 in the interests of highway safety.

6. The development hereby permitted shall not be brought into use until details of the reinstatement of the existing site accesses to verge with full height kerb, which shall include the access crossing between the site and carriageway edge and field gates made redundant as a consequence of the development have been first submitted to and approved in writing by the local planning authority. The existing site access made redundant as a consequence of the development hereby approved shall thereafter be reinstated as verge with full height kerb in accordance with the approved plans prior to the first occupation of the development.

Reason: To avoid a proliferation of redundant access crossings and disused field access points in the interests of highways safety.

7. The submitted and hereby approved Travel Plan (Prepared by Pegasus Planning Ref: P21-1771 and dated 29 April 2022) shall be implemented in accordance with the timetable set out in the 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 planning consent to the Local Planning Authority for approval for a period of 5 years from first occupation of the development permitted by this consent. Details of Travel Plan Coordinator and monitoring reports shall also be sent to smarter.travel@staffordshire.gov.uk

Reason: To comply with NPPF Paragraph 111 and SMDC Local Plan Policy DC1 to promote alternative sustainable modes of transport.

8. The development hereby permitted shall not be brought into use until the access, 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: To comply with NPPF Paragraph 111 and SMDC Local Plan Policy DC1 in the interests of highway safety.

Landscape and trees:

9. Prior to the commencement of the development hereby approved full details of the proposed landscape and external works details shall be submitted to and approved in writing by the local planning authority. These plans shall demonstrate how they have met the principles set out in the Illustrative Landscape Masterplan (Ref: PL21-1771-EN-06-F-0001 – as received 31 March 2023). These details shall include:

- A. Full planting plans, to include native and native hybrid species wherever possible, to include a full plant schedule and specification (number, size, whether bare root or container grown and density of planting (plants per m²).
- B. Full details of external works including surfacing materials, finishes and trims for the adopted highway, private drives, public realms (including the public footpath) and private garden areas.
- C. Details of all replacement planting for the loss of trees at a ratio of 2 new trees for every 1 lost

Thereafter the landscape and external works shall be implemented in accordance with the approved plans in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner. The trees, shrubs etc planted in accordance with this landscaping scheme shall be properly maintained for a period of 5 years following planting. Any plants which within this period are damaged, become diseased, die, are removed or otherwise fail to establish shall be replaced during the next suitable season.

Reason: To ensure an appropriate landscape solution is delivered and that the replacement trees and planting are delivered and maintained.

- 10. Prior to any ground works or excavation associated with the development hereby approved, a Soils Management Plan shall be submitted to and approved in writing by the Local Planning Authority that provides due regard to stripping and reserving existing soils or other material from the existing areas prior to spreading at agreed locations within the development. The submitted soils plan shall include information regarding the reservation and storage of the existing soils on the proposed spreading areas. Spreading areas will require their existing topsoil cover to be stripped, reserved, temporarily stored and re-laid in accordance with the DEFRA Construction Code of Practice for Sustainable Use of Soils on Construction Sites. Development shall be carried out in accordance with the approved Plan.

Reason: In order to control the spreading of soils throughout the development approved to ensure that existing planted and ecological areas are effectively protected from inappropriately located spreading of spoil.

- 11. Prior to the use of any boundary treatment or other means of enclosure as part of the development hereby approved, full details including the materials, height and finish shall be submitted to, and approved in writing by the local planning authority. The approved boundary treatment shall be installed prior to the first occupation of the plot to which it relates.

Reason: To ensure that appropriate design and amenity considerations are met regarding boundary treatments that reinforce the local character and ensure adequate safety and security in line with Local Plan policy DC1

12. Notwithstanding the provisions of the General Permitted Development Order 2015 (or subsequent replacement document) the rear and side boundaries to plots 16-21, 26-33 and 60 - 67 shall not include any wall, fence or other hard boundary unless a further planning permission has first been granted on application to the local planning authority.

Reason: In order to ensure that the interface between the new dwellings and the settlement edge retains an appropriate landscape and visual character in line with C3 of the Local Plan.

13. Prior to the commencement of the development hereby approved further details of the engineering and landscape design for the edge of the developed area shall be submitted and approved in writing by the local planning authority. As a minimum the submitted design should consider the following locations as detailed on the approved layout (Ref: A1013-01-N):

- A. The rear boundaries of plots 16-21, 26-33 and 60-67
- B. The private drive that serves properties 33 - 37.
- C. The tertiary street that runs to the west of plots 51 – 56.
- D. The pumping station.

The design shall be accompanied by a comprehensive update / review of the arboricultural impact assessment (AIA) and detail any impacts and mitigation on trees within this area. Notwithstanding any details approved as part of the engineer appraisal drawings covering this area (see condition 2), the work shall be implemented in accordance with the above approved design and updated AIA.

Reason: To ensure that effective consideration is given to the development edge and its impact on the landscape setting and mature trees given that full engineering details are to be finalised, and full landscape design elements are reserved for approval by condition.

Biodiversity and ecology:

14. Prior to the commencement of the development hereby approved a full Biodiversity Net Gain (BNG) Assessment shall be prepared, submitted to and approved in writing by the

local planning authority. Where appropriate this assessment shall include details and specifications for appropriate habitat compensation to mitigate any loss.

Reason: To ensure that that the development meets the requirements of the local plan and the NPPF in ensuring that new development should contribute to the enhancement of the natural environment.

15. Prior the commencement of the development hereby approved a detailed Landscape, Environmental Management Plan (LEMP) shall be submitted to, and approved in writing by the Local Planning Authority. The LEMP shall include the following:
 - A. Details of any habitat creation or compensation as required by the BNG assessment.
 - B. A detailed tree protection and tree removal plan, showing how the retained trees will be protected during the construction phases.
 - C. Details of the long-term management plan which considers of all trees, habitats and open spaces not within private gardens for a period of 30 years.
 - D. A timetable for implementation

The development shall be undertaken and subsequently managed in accordance with the approved LEMP

Reason: To ensure that that the development can effectively protect and manage trees, the landscape setting and the local ecology in the long term in line with policies NE1 and NE2 of the Local Plan

16. No trees, shrubs or hedgerows shall be removed other than those whose removal is directly required to accommodate the approved development, or as otherwise detailed on the plans hereby approved, unless otherwise approved in writing by the Local Planning Authority (LPA). There shall be no removal of any trees, shrubs or hedgerows during the bird nesting season (nominally March to August inclusive), unless otherwise agreed in writing by the LPA 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 order to retain the landscape of the site and in the interest of protecting local ecology and biodiversity.

Ground contamination and soils:

17. No development approved by this planning permission shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by

removing unacceptable risks to human health, property (existing or proposed including buildings, crops, livestock, pets, woodland, service lines and pipes; buildings), adjoining land and ground and surface waters has been submitted to and approved in writing by the Local Planning Authority. The scheme must include:

- A. A site investigation scheme, based on the information already provided to support a detailed assessment of risks to all receptors that may be affected, including those off site.
- B. The results of the site investigation and the detailed risk assessment referred to in (A) and, based on these, an options appraisal and A remediation strategy giving full details of remediation objectives and remediation criteria
- C. A validation plan providing details of the data that will be collected in order to demonstrate that all works set out in (A) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.

18. Prior to occupation of any of the dwellings hereby approved, a validation report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved validation plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the validation plan, and for the reporting of this to 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.

19. 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 the contamination validation (as detailed in condition 17), and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 17.

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 produced, in accordance with condition 18

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.

20. No top soil or fill material 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 validity evidence submitted to and approved in writing to by the Local Planning Authority.

Reason: To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.

Amenity:

21. 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:-
- A. the hours of work, which shall not exceed the following: Construction and associated deliveries to the site shall not take place outside 08:00 to 18:00 hours Mondays to Fridays, and 08:00 to 13:00 hours on Saturdays, nor at any time on Sundays or Bank

- Holiday;
- B. the method and duration of any pile driving operations (including expected starting date and completion date);
 - C. 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;
 - D. the arrangements for prior notification to the occupiers of potentially affected properties;
 - E. the responsible person (e.g. site manager / office) who could be contacted in the event of complaint;
 - F. a scheme to minimise dust emissions arising from construction activities on the site.
 - G. a scheme for recycling/disposal of waste resulting from the construction works;
 - H. of the location and nature of the site compound and associated temporary buildings,
 - I. of the storage of plant and materials used in constructing the development and the parking of vehicles of site operatives and visitors and the loading and unloading of plant and materials;
 - J. of wheel wash facilities (including means of dealing with water runoff) and the provision for a mechanical road sweeper for existing carriageway
 - K. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - L. details of measures to protect the public footpaths and amenity of users of the public footpaths crossing the site during the construction works,
 - M. 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,
 - N. 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,
 - O. Details of how protected species, including bats, breeding birds and amphibians will be protected during the construction works.

All works shall be carried out in accordance with the approved Plan and any alteration to this Plan shall be approved in writing by the Local Planning Authority.

Reason: To protect the amenity of local residents and that of the surrounding area from noise and other disturbance and to ensure that the requirements of protected species are effectively considered during the construction stage.

- 22. Details of all external artificial lighting to be installed under this permission shall be submitted to and approved in writing by the Local Planning Authority prior to its installation on site. The artificial lighting incorporated into this site in connection to this application

shall not increase the pre-existing illuminance at the adjoining light sensitive locations, including areas which are used for foraging by bats and other protected species when the light (s) is (are) in operation.

Reason: To protect the local amenities of the local residents and other sensitive receptors, including protected species, by reason of excess of illuminance.

23. Prior to any part of the development first being occupied pre-completion tests shall be carried out to verify compliance with the submitted and approved Noise Assessment prepared by Hydrock dated 9/1/2023 (ref.18620-HYD-XX-XX-RP-Y-0001). A report containing all raw data and showing how calculations have been made, shall be submitted to the Local Planning Authority and approved in writing. No dwelling within the development hereby permitted shall be occupied until that report has been approved.

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

24. The rating level of sound emitted from the pumping station associated with the development shall not exceed background sound levels by more than 5 dB(A) between the hours of 07.00–23.00 (taken as a 15 minute LA90 at the nearest sound-sensitive premises) and shall not exceed the background sound level between 23.00–07.00 (taken as a 15 minute LA90 at the nearest/any sound-sensitive premises). All measurements shall be made in accordance with the methodology of BS4142 (2014 + A1:2019) (Methods for rating and assessing industrial and commercial sound) and/or its subsequent amendments.

Where access to the nearest sound-sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound-sensitive property.

Any deviations from the LA90 time interval stipulated above shall be agreed upon in writing with the local planning authority.

Reason:- To safeguard the amenity of local residents and that of the surrounding area from noise disturbance.

Flood risk and drainage:

25. The development hereby permitted shall not be brought into use until the approved drainage scheme shown in the reports below have been implemented:

- Cheadle Road, Upper Tean - Flood Risk Assessment, HLEF81065, 27th May 2022; and
- Cheadle Road, Upper Tean – Sustainable Drainage Statement, 22032/SDS/01e, 16th February 2023.

Thereafter the drainage scheme shall be retained and maintained in accordance with the SuDS Management and Maintenance Plan and by the named body contained within Section 3 and 4 of the aforementioned Sustainable Drainage Statement.

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

26. During the construction of the development hereby approved, the developer / contractors are to 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.

27. There shall be no new structures (including gates, walls and fences) or raising of ground levels within the 1 in 100 year with 31% climate change floodplain, as indicated in the Flood Risk Assessment, (Ref: HLEF81065 dated 27th May 2022); or within 8 metres of the top of bank of the Main River Tean, inside or along the boundary of the site, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent any impact on flood flows and flood risk elsewhere.

Other matters:

28. Prior to the occupation of 50% of the dwellings hereby approved a new local area of play shall be designed and installed within the area of open space (as indicated on the Illustrative Landscape Masterplan P21-1771_EN-06_F-0001). The design, location and long-term management are to be agreed with the local planning authority in writing prior to its installation. The play area shall thereafter be managed in accordance with the approved details.

Reason: To comply with the provisions of policies related to provision of children play facilities.

29. Prior to the commencement of the development hereby permitted, a written scheme of archaeological investigation ('the Scheme') shall be submitted for the written approval of the Local Planning Authority, and subject to the following provisions:
- A. The Scheme shall provide details of the programme of archaeological works to be carried out within the site, including post-fieldwork reporting and appropriate publication.
 - B. The archaeological site work shall thereafter be implemented in full in accordance with the Scheme.
 - C. The development shall not be occupied until the site investigation and post-fieldwork assessment has been completed in accordance with the Scheme approved under this condition and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: In order to comply with the recommendations of the archaeology desk-based assessment submitted with the application to ensure the protection of below ground archaeology.

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

Informative

1. A sustainable development has been negotiated in line with the provisions of the National Planning Policy Framework
2. This permission should be read in conjunction with the corresponding Section 106 Agreement dated 5th September 2023
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.

9. 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.
10. 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.
11. 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.
12. 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>
13. 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.
14. 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.
15. 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)

16. 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.
17. This estate road and drainage layout will require Technical Approval under Section 7 of the Staffordshire Act 1983 and will require an agreement under Section 38 of the Highways Act 1980 if it is to be adopted as 'highway maintainable at public expense'. There are detailed issues that need to be approved in order to achieve technical approval under that process and the developer should be advised to contact Staffordshire County Council to ensure that approvals and agreements are secured before commencement of works. The obtaining of planning permission for this design/layout will not be considered as a reason to relax the required technical standards for the adoption of the road and drainage and any changes may necessitate the submission of further planning applications. If the road is to be private then the residents should be advised that they may be taking on the responsibilities and liabilities of the highway authority with regards to maintenance, snow clearance etc and are advised to take advice on public liability insurance against claims associated with those responsibilities. Please see <https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx> and contact Staffordshire County Council at road.adoptions@staffordshire.gov.uk to ensure that approvals and exemptions are secured before commencement of works.
18. The conditions requiring off-site highway works shall require a Highway Works Agreement with Staffordshire County Council. The applicant is requested to contact Staffordshire County Council in order to secure the Agreement. The link below is to the Highway Works Information Pack including an application form. Please complete and send to the address indicated on the application form or email to (road.adoptions@staffordshire.gov.uk). The applicant is advised to begin this process well in advance of any works taking place in order to meet any potential timescales. <https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx>
Highways Agreements - Staffordshire County Council
19. If it becomes apparent that the lighting column in the access will need to be relocated this will need to be done by SCC PFI contractor Eon. It may be that adjacent columns will also need to be relocated to provide adequate street lighting coverage. This will be at the developers expense and extent of works should be established at an early stage. Please contact lightingforstaffordshire@eonenergy.com