

Mr S Rogers
St. Modwen Homes
2 Devon Way
Birmingham
B31 2TS

Application no: SMD/2024/0313

Determined on: 14th February 2025

**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 A50 Blythe Bridge By Pass Blythe Bridge Staffordshire

Description of Development:

Variation of conditions 2, 33 and 39 relating to SMD/2018/0790

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 previously permitted by SMD/2018/0790 has commenced within the three year statutory time limit.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Site Location Plan (Ref. R9051-RLA-18-XX-DR-A-2001 D)
 - Proposed Site Plan (Ref. R9051-RLA-18-XX-DR-A-2003 Rev. H)
 - Existing Site Plan (2002 B 8641-2002b_R9051-RLA-18-XX-DR-A-2002)
 - 8641_2044_R9051_RLA_18_ZZ_DR_A_2044_H4B1379 Render
 - 8641_2026a_R9051_RLA_18_XX_DR_A_2026_Bin Cycle Stores
 - 8641-2025b_R9051-RLA-18-XX-DR-A-2025_Garage_Plans Elevations
 - 8641-2016c_R9051-RLA-18-XX-DR-A-2016_Proposed_Phasing_Plan

- 8641-2007c_R9051-RLA-18-XX-DR-A-2007_Proposed_Heights_Plan
- 8641_2005d_R9051_RLA_18_XX_DR_A_2005_Proposed_Materials_Plan
- 8641-2004c_R9051-RLA-18-XX-DR-A-2004_Proposed_Boundaries_Plan
- 8641_2036b_R9051_RLA_18_ZZ_DR_A_2036_H4B1036
- 8641_2035a_R9051_RLA_18_ZZ_DR_A_2035_H3B936_T2 Render_
- 8641_2034a_R9051_RLA_18_ZZ_DR_A_2034_H3B936_T2 Brick_
- 8641_2033a_R9051_RLA_18_ZZ_DR_A_2033_H3B920
- 8641_2032a_R9051_RLA_18_ZZ_DR_A_2032_H3B790
- 8641_2031a_R9051_RLA_18_ZZ_DR_A_2031_H2B705T2
- 8641_2030a_R9051_RLA_18_ZZ_DR_A_2030_H2B705T1
- 8641_2020c_R9051_RLA_18_ZZ_DR_A_2020_Site_Sections
- 8641_2022b_R9051_RLA_18_ZZ_DR_A_2022_Street_Elevations
- 8641_2053a_R9051_RLA_18_ZZ_DR_A_2053_AF2B758
- 8641_2052a_R9051_RLA_18_ZZ_DR_A_2052_AF2B970
- 8641_2051a_R9051_RLA_18_ZZ_DR_A_2051_AF2B830
- 8641-2050b_R9051-RLA-19-ZZ-DR-A-2050_AF1B503
- 8641_2045a_R9051_RLA_18_ZZ_DR_A_2045_H4B1474
- 8641_2043b_R9051_RLA_18_ZZ_DR_A_2043_H4B1379 Brick_
- 8641_2042a_R9051_RLA_18_ZZ_DR_A_2042_H4B1318_T2 Render_
- 8641_2041a_R9051_RLA_18_ZZ_DR_A_2041_H4B1318_T2 Brick_
- 8641_2040a_R9051_RLA_18_ZZ_DR_A_2040_H4B1318_T1 Render_
- 8641_2039a_R9051_RLA_18_ZZ_DR_A_2039_H4B1318_T1 Brick_
- 8641_2038a_R9051_RLA_18_ZZ_DR_A_2038_H4B1210
- 8641_2037b_R9051_RLA_18_ZZ_DR_A_2037_H4B1208
- 12629_SK601C-R9051-BML-19-XX-DR-C-SK601-Delineation Between
Adoptable Roads & Private Driveways
- 6249-A-02.1 Tree Survey Plan
- 6249-A-03.1 Tree Retention Plan
- 6249-A-05.1 Tree Protection Plan
- 6249-A-05.2 Tree Protection Plan
- 6249-A-05.3 Tree Protection Plan
- 6249-A-05.4 Tree Protection Plan
- Proposed Finishes Plan (12629 302)
- Vehicle Tracking Plan (12629-305)
- Visibility Splay Plan (12629-304)
- S278 Junction GA Plan (02523-0-0101-06)
- Proposed S104 Layout Plan (Ref. 12629 501 M)
- Proposed Levels Plan (Ref. 12629/300 B)
- Proposed Impermeable Areas (12629 SK306 B)
- Existing Permeable Areas (12629 SK305)
- Proposed Drainage Areas Plan (Ref. 12629/SK307 B)
- Proposed Flood Routing Plan (Ref. 12629/SK308 B)

- Detailed Planting Proposals (1965 01 H)
- Detailed Planting Proposals (1965 02 F)
- Detailed Planting Proposals (1965 03 G)
- Tree Planting and Details (1965 05 G)
- LEAP Detail (1965 04 H)
- LMP (1965 Rev C)
- Topographical Survey (12629 SK300)
- Travel Plan by PJA dated December 2018 Project Code: 3921

unless otherwise modified by the conditions below.

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

3. The development hereby permitted shall be implemented in general accordance with the approved phasing plan Ref. 8641-2016b_R9051-RLA-18-XX-DR-A-2016 B. No development shall take place except in 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 & Layout

4. The material types, colours and textures to be used in the development hereby permitted shall be in complete accordance with the materials approved pursuant to application reference DOC/2018/0138. The materials shall be applied to the various plots in accordance with Proposed Materials Plan Ref. 8641-2005d R9051-RLA-18-XX-DR-A-2005, or such other plan submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity

5. The development hereby permitted shall be provided in complete accordance with the approved boundary treatment details, including gaps through wall and close boarded fencing to allow the movement of hedgehogs through the development, as submitted under application ref. DOC/2020/0049.

Reason: In the interests of residential amenity & biodiversity.

Environmental Health

6. All site works including site clearance and preparation, demolition and construction activities shall be undertaken in accordance with the approved Construction & Environmental Method Statement; (Doc. Ref: R9051-SMH-18-XX-MS-K-0001), throughout the course of the development.

Any alteration to this Plan shall be approved in writing by the Local Planning Authority prior to any deviation from it.

Reason: To protect the amenities of the area.

7. The development hereby permitted shall take place in complete accordance with the updated detailed remediation strategy approved pursuant to application DOC/2018/0138. The remediation scheme shall be fully implemented as approved and subsequently maintained in accordance with the timing/phasing arrangements embodied within the scheme.

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.

8. No occupation of any dwelling of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation in respect of that dwelling has been 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 verification 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 verification plan. The long-term monitoring and maintenance plan shall be implemented as approved for each phase.

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. 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, and where remediation is necessary a further remediation scheme must be prepared in the same format as the remediation scheme approved pursuant to DOC/2018/0138, and approved in writing by the Local Planning Authority and thereafter implemented. 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, and 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.

10. 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 approved 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 prior to the soils being brought on to site.

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.

11. Pre-completion tests have been provided under application ref. DOC/2020/0103, to demonstrate compliance with the approved sound insulation scheme and the site boundary acoustic barrier shall be provided in accordance with the details also submitted under application ref. DOC/2020/0103.

Reason: In the interests of residential amenity

Drainage

12. Within 3 months of the date of this permission plans for the disposal of foul and surface water flows shall 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.

Trees and Landscape

- 13 No trees, shrubs or hedgerows shall be removed other than those whose removal is directly required to accommodate the approved development, as identified on the approved plans, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of biodiversity and visual amenity.

14. Before the commencement of development on any phase (including any demolition, site clearance, stripping or site establishment) temporary protective fencing and advisory notices for the protection of the existing trees and hedgerows to be retained within that phase shall be erected in accordance with guidance in British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations, and shall be retained in position for the duration of the period that development of that phase takes place, unless otherwise agreed in writing 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: In the interests of biodiversity and visual amenity and to protect existing trees and hedgerows

15. The planting plan shown on Liz Lake Associates Drgs. Nos. 1965/01 Rev H, 1965/02 Rev F, 1965/03 Rev G and 1965/05 Rev G shall be fully implemented before the end of the first available dormant season (November to February inclusive) following completion of the phase of the development hereby approved to which it relates. The trees, shrubs, herbaceous 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: In the interests of visual amenity

16. The Liz Lakes Associates Landscape Management Plan reference 1965/LMP/Rev C and the Supplementary Note (October 2017) shall be fully implemented in accordance with the details, specifications and provisions contained therein, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of visual amenity

17. The development hereby permitted shall be provided in complete accordance with the tree protection measures submitted under application ref. DOC/2020/0049.

Reason: To protect trees to be retained in the interests of the character and appearance of the area

Archaeology

18. a) The site work shall be implemented in full in accordance with the submitted written scheme of archaeological investigation approved pursuant to application DOC/2018/0138

b) A post-fieldwork assessment shall be completed following operations in accordance with the approved written scheme of archaeological investigation, and the provision shall be made for analysis, publication and dissemination of the results and archive deposition shall be secured prior to the first occupation of the development.

Reason: To record likely below ground archaeological remains.

Ecology

19. Prior to any commencement of works on any phase between 1st March and 31st August in any year, a detailed survey shall be carried out to check for nesting birds within that phase of the site and the results submitted to and approved in writing by the Local Planning Authority. Where nests are found in any building, hedgerow, tree or scrub to be removed (or converted or demolished in the case of buildings), a 4m exclusion zone shall be left around the nest until breeding is complete. Completion of nesting shall be confirmed by a suitably qualified person and a further report submitted to and approved in writing by the Local Planning Authority before any further works within the exclusion zone take place.

Reason: In the interests of biodiversity

20. Any mature tree to be removed or to have substantial crown pruning operations carried out shall first be carefully inspected for the potential to provide bat roosting opportunities. Any tree which has such potential (which could include cavities, splits, decay pockets, hollow stems or branches, areas of loose bark, dense ivy cover or dense epicormic shoots) shall be subject to a further detailed and if necessary climbing inspection by a licensed bat worker immediately prior to felling or pruning, and a report of the findings along with details of any necessary mitigation shall be submitted to and approved in writing by the Local Planning Authority. All felling or pruning of such trees shall take place in accordance with the approved mitigation measures and in the presence of the bat worker who can immediately advise on appropriate measures if bats are discovered during dismantling, felling or pruning operations.

Reason: In the interests of biodiversity

21. No development shall take place except in complete accordance with the Working Method Statement produced by FPCR approved pursuant to condition 21 of SMD/2017/0512 under application DOC/2018/0138.

Reason: In the interests of biodiversity

22. No development shall take place except in complete accordance with the Construction Environmental Management Plan (CEMP: Biodiversity) approved pursuant to condition 22 of SMD/2017/0512 under application DOC/2018/0138.

Reason: In the interests of biodiversity

23. The development hereby permitted shall be provided in complete accordance with the approved biodiversity lighting strategy submitted under application ref. DOC/2020/0049.

Reason: In the interests of biodiversity

24. Where construction work does not commence on any phase within 12 months of this decision, an updated badger survey for the area covered by that phase shall be submitted to and approved in writing by the Local Planning Authority, prior to development commencing. If badgers are located, an appropriate avoidance mitigation and compensation plan must be submitted as part of that survey. No development on the relevant phase shall take place except in complete accordance with the approved mitigation and compensation plan.

Reason: In the interests of biodiversity

25. The development hereby permitted shall take place in complete accordance with the approved details for the design and location of bird boxes and bat boxes, as submitted under application ref. DOC/2020/0049.

Reason: In the interests of biodiversity

26. The development hereby permitted shall take place in complete accordance with the approved details for the number and location of house martin nests, as submitted under application ref. DOC/2020/0049.

Reason: In the interests of biodiversity

27. The development hereby permitted shall take place in complete accordance with the approved details of additional planting adjacent to the boundary walls and fences of plots 9-11, as submitted under application ref. DOC/2020/0103.

Reason: In the interests of visual amenity

Highways

28. The development hereby permitted shall not be brought into use until the off-site highway works broadly comprising junction, pedestrian crossing, footway connecting to existing, speed limit alteration, highway alterations, street lighting have been constructed generally in accordance with, but subject to technical approval of, the submitted plan Ref. S278 Junction GA Plan 02553-0101-06.

Reason: In the interests of Highway Safety

29. 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

30. 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

31. The development hereby permitted shall take place in complete accordance with the approved Demolition, Construction & Environmental Method Statement submitted under application ref. DOC/2020/0049.

Reason: In the interests of highway safety

32. The Travel Plan 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 the 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

Drainage

33. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk & Drainage Statement (Ref. JH/12629 Fourth Issue, dated June 2024) produced by Baynham Meikle, including the following mitigation measures detailed within the FRA:
- Limiting the surface water run-off generated by the site to a maximum of 28 l/s 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.
 - Confirm which responsible body will maintain the surface water system, above ground storage area and retained pond over the lifetime of the development according to an acceptable maintenance schedule and that is achievable.

Reason: To mitigate the risk of flooding.

Air Quality

34. Once the development has been completed; Air Quality monitoring shall be undertaken in accordance with the approved scheme, outlined in: Air Quality

Monitoring Strategy : Land at Blythe Vale by AQ consultants (Doc Ref: J3474A/2/F1) submitted in support of this application.

If results of the post development monitoring scheme indicate:

- i) No breach of local AQ Objectives for NO₂ at the nearest sensitive receptor, monitoring shall cease and no further work is required,
- ii) A potential breach of local AQ Objectives for NO₂ at the nearest sensitive receptor, a further air quality assessment shall be undertaken to identify control measures that could be adopted to address these breaches. The approved pollution control measures shall be implemented in full and further monitoring undertaken to validate the effectiveness of these control measures and if necessary further measures shall be proposed, approved and implemented until no breach of local AQ Objectives for NO₂ at the nearest sensitive receptor is predicted.

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

35. The development hereby permitted shall take place in complete accordance with the approved scheme for the provision of electric vehicle charging points submitted under application ref. DOC/2020/0049.

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

Great crested newts

36. The development hereby permitted shall take place in complete accordance with the Great Crested Newt Method Statement submitted under application ref. DOC/2020/0049.

Reason: In the interests of ecology.

Ecological Management Plan

37. The development hereby permitted shall take place in complete accordance with the Ecological Management Plan submitted under application ref. DOC/2020/0049.

Reason: Biodiversity enhancement providing a net gain for biodiversity appropriate to the size and scale of development as advocated by National Planning Policy Framework 2018. Policy NE1 in Staffordshire Moorlands Local Plan: Ensuring development promotes the appropriate maintenance, enhancement, restoration and/or re-creation of biodiversity through its proposed nature, scale, location and design.

Highways England

38. Within 3 months of the date of this permission, 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, in consultation with Highways England, 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.

39. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk & Drainage Statement (Ref. JH/12629 Fourth Issue, dated June 2024) produced by Baynham Meikle, including the following mitigation measures detailed within the FRA:
- Limiting the surface water run-off generated by the site to a maximum of 28 l/s 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.

40. Within 3 months of the date of this permission, details of the maintenance schedule for the surface water system, above ground storage area and retained pond together with full details of the mechanisms, including any proposed responsible body, intended to secure the implementation of the maintenance schedule shall submitted to and approved in writing by the Local Planning Authority, in consultation with Highways England. 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 Highways England prior to any deviation from it.

Reason: To mitigate the risk of flooding.

41. The development permitted by this planning permission shall only be carried out in accordance with the approved Culvert Maintenance Plan (Ref: JH/12629 January 2020) as agreed with Highways England. Any alteration to this Plan shall be approved in writing by the Local Planning Authority in consultation with Highways England prior to any deviation from it.

Reason: To prevent flooding and ensure the existing site drainage regime is adequately maintained in the interests of protecting the continued safety and operation of the A50 and

ensuring the satisfactory storage, disposal and treatment of surface water from the site.

Informative

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

X *B.S. Haywood*

Signed by: Ben Haywood

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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.

7. 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.
8. 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.
9. 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.
10. 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>
11. 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.
12. 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.
13. 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)

14. 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.