

Planning Service

MOORLANDS HOUSE, STOCKWELL STREET, LEEK, STAFFORDSHIRE MOORLANDS. ST13 6HQ TEL: (01538) 483550 FAX: (01538) 483586

APPLICATION FOR FULL AND OUTLINE PLANNING PERMISSION OR APPROVAL OF RESERVED MATTERS

Please read the attached guidance notes before completing this form.

FIVE copies of this form and FIVE copies of the plans are required.

1. APPLICANT Name: <u>MOSS FEEDS LTD.</u> Address: <u>HOPE FARM, HIGH STREET,</u> <u>DILHORNE, ST10 2PE</u> Tel. No.: <u>01782 394603</u>	2. AGENT Name: <u>MIDLAND BUILDING DESIGN</u> Address: <u>74 NEWCASTLE ROAD,</u> <u>STONE, STAFFS, ST15 8LB</u> Tel. No.: <u>01785 814822</u>
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Particulars of Proposed Development

3. Address or location of proposed development. <u>LAND AT, & ADJACENT TO HOPE FARM, HIGH STREET, DILHORNE.</u>
4. Description of proposed development. <u>DEMOLITION OF EXISTING BUILDINGS & REDEVELOPMENT TO PROVIDE</u> <u>19 RESIDENTIAL DWELLING HOUSES.</u>

Type of Application

5. (a) Is this a full application? (This includes a change of use)	YES /NO
(b) Is this an outline application? (See Guidance Notes)	YES/ NO If YES tick the items (if any) for which you are seeking approval at this stage. 1. Siting (inc. layout) <input checked="" type="checkbox"/> 4. Means of Access <input checked="" type="checkbox"/> 2. Design <input type="checkbox"/> 5. Landscaping <input type="checkbox"/> 3. External Appearance <input type="checkbox"/>
(c) Are you applying for approval of reserved matters following an outline permission?	YES /NO If YES state reference and date of outline permission.
(d) Are you applying for temporary permission?	YES /NO If YES state the length of period for which you are applying.
(e) Are you applying for renewal of an existing temporary permission or to continue a use or retain a building without complying with a condition(s)?	YES /NO If YES state reference and date of existing permission and relevant condition where appropriate.
6. State whether your proposal includes:-	
(a) New Buildings	YES/ NO
(b) Alterations or extensions to existing buildings	YES /NO
(c) Change of Use	YES /NO
(d) Construction of new access to highway Vehicular YES /NO Pedestrian YES /NO	
(e) Alteration of existing access to highway Vehicular YES/ NO Pedestrian YES/ NO	
(f) Any operations not falling within the above categories.	YES /NO

Please turn over

Site Particulars

7. (a) Present use of land or buildings.	ANIMAL FEED PRODUCTION & DISTRIBUTION		
(b) If vacant, state the last use and the date it ceased.	—		
(c) What is the area of the application site? (metric only)	572m ² - 0.6 ha. approx.		
(d) Are there any buildings which are to be demolished?	YES/ NO	If YES indicate on your submitted plans	
(e) Are there any trees which will have to be lopped, topped or felled?	YES /NO	If YES indicate on your submitted plans	
(f) Are there any public rights of way crossing the site?	YES /NO	If YES indicate on your submitted plans and show any proposed diversion	

Additional Information

8. Are you providing public open space within the development?	YES /NO If YES please ensure this is clearly identified on the submitted plans. If NO please refer to guidance notes		
9 State the type, colour and finish of the external materials. (If alterations or extensions to buildings are involved)	Existing Walls		
	Proposed Walls		
	Existing Roof		
	Proposed Roof		
10. How will surface water be disposed of? (Please tick appropriate box)	Mains <input type="checkbox"/> Soakaway <input checked="" type="checkbox"/> Other <input type="checkbox"/> (please state)		
11. How will foul sewage be dealt with?	Mains <input checked="" type="checkbox"/> Septic Tank <input type="checkbox"/> Other <input type="checkbox"/> (please state)		
12. How many vehicle parking spaces do you intend to provide?	Existing Spaces within site (if any)		Additional Spaces
13. Is the application for industrial, office, warehousing, storage, retail or other commercial development?	YES /NO If YES complete Form 2		
14. Is the application for a dwelling or caravan in connection with agriculture, horticulture or forestry?	YES /NO If YES complete Form 3		

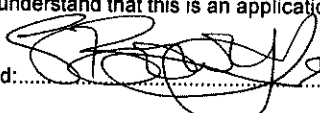
Ownership

15. State the nature of the applicant's interest in the application site. (Owner, lessee, prospective purchaser, etc.)	OWNER.		
16. State whether the applicant owns or controls any adjoining land and if so give its location (also edge blue on plans).	YES.		
17. Which certificate are you submitting with your application? (For information on the correct certificate required please see guidance notes)	A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>		

Fee

18. State the amount of the fee submitted with the application	£1500 = 00.
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19. I/We hereby apply for:- (Tick appropriate box)	
(a) Planning permission to carry out the development described in this application and the accompanying plans.	<input checked="" type="checkbox"/>
(b) Approval of details of such matters as were reserved in the outline permission described in this application and the accompanying plans.	<input type="checkbox"/>
(c) Planning permission to retain buildings or works already carried out, or a use of land already commenced as described in this application and the accompanying plans.	<input type="checkbox"/>

I/We understand that this is an application for planning permission only and not for any other form of approval which may be required.	
Signed:  MR. S. BOWYER	Dated: 12 March 2008
On behalf of: MOSS FEEDS LTD.	

MBD architecture

ARCHITECTURE AND PLANNING CONSULTANTS : SURVEYORS : PLANNING SUPERVISORS

74 NEWCASTLE ROAD

STONE

STAFFORDSHIRE ST15 8LB

Telephone: 01785 814822

Fax: 01785 286587

VAT number: 892 0059 22

Midland Building Design Ltd. Company No. 5877308

**Proposed Redevelopment of Land at, and adjacent to Moss Brothers Feeds Ltd,
High Street, Dilhorne for the erection of 19 Dwellings
OS Grid Reference SJ 974 437.**

DESIGN AND ACCESS STATEMENT.

The proposal seeks to secure planning consent in outline, for the redevelopment of the existing Moss Brothers Feeds site, plus an attached area of ancillary land, for the provision of 19 new dwelling houses, all of which will provide 3 bedroomed accommodation, with a total of 6Nr units being allocated as affordable housing.

As the application is one in outline only, such details as design, layout and landscaping are to be reserved for later application.

Physical Context:

The application site is located within close proximity to the centre of Dilhorne village settlement, with sole access to the subject site being made off High Street via an existing metalled access point.

The site is currently used by the applicant for the production and distribution of animal feeds, and the long-term viability of the business is considered to be diminishing due to external factors, underlying economic changes, and local competition.

The buildings on the site comprise of a wide range of (primarily) industrial steel framed buildings, grain silos and associated ancillary (smaller scale) buildings.

The area of the application site (outlined red) extends to 5772m² and comprises the existing processing/manufacturing site, together with an area of green field development totaling 1039m² having a width to the road front of 18.5m reducing to 10.4m at the rear boundary of the site.

The application seeks to provide a range of residential buildings of high quality and architectural style that are both in keeping with, and suitable for sustained residential use

Economic Context:

The proposed development presents an opportunity to implement appropriate redevelopment of the subject site, providing an increased level of housing accommodation within this rural village location.

At the date of writing, it is understood that Central Government are proposing to Parliament a Paper for preliminary reading which proposes the development of a total of 10,000 new homes, to be built in rural (green field) locations over a period of 3 years in an attempt to sustain the long-term rural population. This figure is also understood to be extended over each consecutive 3-year period.

The existing animal feeds site is in decline in terms of the buildings located on the site, and the likely cost to modernize these buildings in order to bring them up to date in terms of food processing and structural/environmental far exceeds the viability reaches of the business. Furthermore, being a family owned business, there exists no opportunity in succession.

EMPLOYMENT OPPORTUNITY

The animal feed company is now competing against major national companies, BOCM Pauls, Lloyds etc for agricultural business. The premises and operations have recently been subjected to rigorous examination resulting in no small amount of criticism from the HSE. It would require a substantial amount of money to upgrade the premises and plant to bring to an acceptable standard which the business is unable to justify allowing for the harsh financial conditions prevailing in agriculture. The present business use would therefore be unsustainable in the short and long term.

The site would be deemed appropriate for any B1, B2 and B8 use and has hgv operators licences. Planning permission could not therefore be reasonably withheld in the future should a new use in the above planning categories be advanced for the site.

It would therefore appear that a planning application for change of use and redevelopment for residential uses could be seen as a more acceptable and sustainable proposition, particularly as the site is close to existing residential properties within the centre of Dilhorne village, both for a reasonable level of growth and the overall long-term environmental benefit for the settlement.

Environmental Context:

The existing business operations fall within Classes B1 & B8 as defined by the Use Classes Order. By virtue of the business operations there are a considerable number of HGV's attending the site during trading hours both delivering raw materials to the site, and also delivering finished goods to farming establishments.

Similarly, the business operations require the generation of a degree of flue gases as a bi-product of the production process.

The redevelopment of the site will remove all HGV class of traffic from the site, and will replace this with a more suitable class of residential traffic. The existing visibility along High Street, Dilhorne is adequate for the proposed development, with a 90x2.5m splay being available in both directions.

The redevelopment of the prominent road side site will provide a greatly improved degree of visual amenity within the village setting; the replacement of predominantly industrial buildings with residential scale buildings can only have a positive impact on the locality.

The site and buildings have been heavily used for industrial purposes where any animal or bird life has been strenuously resisted to avoid adverse biodiversity issues and so, apart from feral pigeons and other vermin who create perennial problem in all areas where feedstuffs are processed, there is no wildlife habitat at the site. Certainly were there to be then the HSE would insist in its removal using legitimate methods.

Initial enquiries of Severn Trent indicate that there exists a public foul sewer running across the development site, as indicated on the accompanying plans. It is proposed to divert this drain as indicated, subject to the agreement of Severn Trent Water.

Surface water will be disposed of via soakaways provided locally to each dwelling and by use of sustainable drainage systems from the road areas.

Planning Policy Context:

The development plan for the locality consists of the Regional Spatial Strategy for the West Midlands, the Staffordshire & Stoke on Trent Local Plan and the Staffordshire Moorlands Local Plan; each will be referred to as the RSS, SP and LP respectively in the following text.

RSS Policy CF2 provides advice on the provision of housing beyond the major urban areas and, in respect of rural areas, provides that the provision of new housing should generally be restricted to meeting local housing needs, and/or to support local services, with the priority being given to the re-use of previously developed land and buildings within existing villages, enhancing their character wherever possible.

RSS Policy CF3 provides that development plans should make provision for additional dwellings to be built at the annual rates specified for the locality, and RSS Policy CF5 refers to the need for local planning authorities to carry out local housing needs assessments, and to indicate in development plans the number of affordable homes which need to be provided.

SP Policy H11 provides that sufficient land should be allocated to enable the building of 3000 dwellings between 1996-2001. SP Policy H8 also requires the provision of affordable, or social housing to meet the needs of the local population.

This will be met by an undertaking under S106 of the Act, and in the case of the application site, it is proposed to make allocation of approximately 33% of the total development (6 units) for this purpose. Initial enquiries made of the Beth Johnson, Staffordshire, and Moorlands Housing Associations indicate that at least one of these organizations would welcome the opportunity to be involved in any development in this location.

In recognising and addressing the need for housing in rural areas the Government is currently giving serious consideration to providing the opportunity for 10,000 new dwellings in the next 3 years in England, to be administered by licensed social housing providers, to be provided in rural villages.

Loss of Open Space: The subject site including the area of green field land, is currently used either for industrial uses, or alternatively for agricultural purposes. As such, the loss of public open space should not be considered applicable to this application since the areas of land in question are not currently made available for public uses, nor in the main do they contribute to the open aspect of the village locality.

Local Services:

The subject site sits within an established rural location, and, thus the range of facilities within the immediate vicinity are obviously limited, however the following facilities and services are available within proximity to the settlement:

Public Transportation: regular bus services provide public transportation links between Hanley, Longton, Blythe Bridge, Tean and Cheadle amongst others. Public services run Monday to Saturday, at regular intervals between approximately 6.30am and 6.30pm.

Education: Dilhorne has a primary school located within the village, with further educational establishments located farther afield at Cheadle and Oakamoor, where schools offering primary, high school, 6th form centre and Roman Catholic educations are all available.

Shopping: Newsagents can be found at Cheadle (approximately 2 miles distant) and larger supermarkets are available at Meir, Cheadle and Blythe Bridge, all within a 5 mile distance of Dilhorne village.

Places of Worship: All faiths are provided for within a 5 mile radius of the village, with places of worship being available at Caverswall (less than 2miles distant), Cheadle, Longton, Blythe Bridge, Meir Heath and farther afield at Hanley.

Public Houses: The Royal Oak public house is located on High Street in immediate proximity to the subject site, with a further six premises being within a 2 mile radius.

Summary:

The development meets guidance contained in National and Local Planning Policy, and complies with the aspirations of relevant Government Guidance and Statements.
The proposal will provide sustainable residential accommodation in a prime position which will help sustain population and assist in developing economic growth in the locality. Through well considered design the proposal offers an appropriate use for the subject site.
Furthermore, the proposal provides good design with high levels of sustainability and excellent access.

APPENDIX A – Local Bus Timetable

18 / 0 0 0 0 /

100 1 1 1 0



Service 7,7A,10

From 3rd Sept 2007

7 Hanley - Longton - Blythe Bridge - Forsbrook - Dilhorne - Cheadle - Tean

7A Blythe Bridge - Forsbrook - Dilhorne - Godleybrook - Cheadle

10 Hanley - Longton - Blythe Bridge - Cresswell -Fulford - Tean

7 Tean - Cheadle - Dilhorne - Forsbrook - Blythe Bridge - Longton - Hanley																Services 7, 7A & 10	
7A Cheadle - Godleybrook - Dilhorne - Forsbrook - Blythe Bridge																Monday to Saturday	
10 Tean - Fulford - Cresswell - Blythe Bridge - Longton																	
Service Number	7	7	10	7	10	7	7A	10	7	7A	10	7	7A	7	7	10	
Upper Tean, Furlong Avenue	NS	NS	-	-	09.30	-	-	11.30	-	-	13.30	-	-	-	-	-	
Upper Tean, High Street	-	07.05	07.05	-	09.32	09.40	-	11.32	11.40	-	13.32	13.40	-	-	16.50	-	
Cheadle, Bank Street	06.20	07.15	-	08.10	-	09.50	10.50	-	11.50	12.50	-	13.50	14.20	16.00	17.00	-	
Brookhouses, Huntsman	06.22	07.17	-	08.12	-	09.52	10.52	-	11.52	12.52	-	13.52	14.22	16.02	17.02	-	
Boundary, Red Lion	06.24	07.19	-	08.14	-	09.54	-	-	11.54	-	-	13.54	-	16.04	17.04	-	
Godleybrook, Godley Lane	-	-	-	-	-	-	10.56	-	-	12.56	-	-	14.26	-	-	-	
Dilhorne, Royal Oak	06.26	07.21	-	08.16	-	09.56	10.57	-	11.56	12.57	-	13.56	14.27	16.06	17.06	-	
Forsbrook, Dilhorne Road	06.31	07.26	-	08.21	-	10.01	11.02	-	12.01	13.02	-	14.01	14.32	16.11	17.11	-	
Cresswell, Rookery Crescent	-	-	07.11	-	09.38	-	-	11.38	-	-	13.38	-	-	-	-	-	
Bird-in-Hand	-	-	07.14	-	09.41	-	-	11.41	-	-	13.41	-	-	-	-	17.32	
Fulford, Village Hall	-	-	07.19	-	09.46	-	-	11.46	-	-	13.46	-	-	-	-	XX	
Cresswell, Rookery Crescent	-	-	07.23	-	09.50	-	-	11.50	-	-	13.50	-	-	-	-	17.35	
Blythe Bridge, Duke of Wellington	06.33	07.28	07.31	08.23	09.58	10.03	11.04	11.58	12.03	13.04	13.58	14.03	14.34	16.13	17.13	17.43	
Meir Park, Tesco	06.36	07.31	07.34	08.26	C	10.06	-	C	12.06	-	C	14.06	-	16.16	-	17.46	
Meir , Broadway	06.39	07.34	07.37	08.29	-	10.09	-	-	12.09	-	-	14.09	-	16.19	-	17.49	
Longton Interchange	06.45	07.40	07.43	08.38	-	10.15	-	-	12.15	-	-	14.15	-	16.25	-	17.55	
Hanley Bus Station	-	-	-	09.01	-	10.31	-	-	12.31	-	-	14.31	-	16.41	-	-	
Service Number	7	7A	7	10	7A	7	10	7A	7	10	10	7	10	7	7	10	
Hanley Bus Station	-	-	10.35	-	-	12.35	-	-	14.35	-	-	16.45	-	-	18.10	-	
Longton Interchange	07.40	-	10.50	-	-	12.50	-	-	14.50	-	-	16.05	17.00	-	17.55	18.25	
Meir, Broadway	07.45	-	10.55	-	-	12.55	-	-	14.55	-	-	16.10	17.05	-	18.00	18.30	
Meir Park, Tesco	07.48	-	10.58	C	-	12.58	C	-	14.58	C	-	16.13	17.08	C	18.03	18.33	
Blythe Bridge, Duke of Wellington	07.55	10.05	11.05	11.05	12.05	13.05	13.05	14.05	15.05	15.05	16.20	17.15	17.15	18.10	18.40	18.40	
Cresswell, Rookery Crescent	-	-	-	11.13	-	-	13.13	-	-	15.13	16.28	-	17.23	-	-	18.48	
Fulford, Village Hall	-	-	-	11.17	-	-	13.17	-	-	15.17	16.32	-	17.27	-	-	18.52	
Bird-in-Hand	-	-	-	11.22	-	-	13.22	-	-	15.22	16.37	-	17.32	-	-	-	
Cresswell, Rookery Crescent	-	-	-	11.25	-	-	13.25	-	-	15.25	16.40	-	17.35	-	-	-	
Forsbrook, Dilhorne Road	07.57	10.07	11.07	-	12.07	13.07	-	14.07	15.07	-	-	17.17	-	18.12	18.42	-	
Dilhorne, Royal Oak	08.02	10.12	11.12	-	12.12	13.12	-	14.12	15.12	-	-	17.22	-	18.17	18.47	-	
Godleybrook, Godley Lane	-	10.13	-	-	12.13	-	-	14.13	-	-	-	-	-	-	-	-	
Boundary, Red Lion	08.04	-	11.14	-	-	13.14	-	-	15.14	-	-	17.24	-	18.19	18.49	-	
Brookhouses, Huntsman	08.06	10.17	11.16	-	12.17	13.16	-	14.17	15.16	-	-	17.26	-	18.21	18.51	-	
Cheadle, High Street	08.08	10.19	11.18	-	12.19	13.18	-	14.19	15.18	-	-	17.28	-	18.23	18.53	-	
Upper Tean, High Street	-	-	11.28	11.32	-	13.28	13.32	-	-	15.32	16.47	17.38	-	18.33	-	-	
Upper Tean, Furlong Avenue	-	-	-	11.34	-	-	13.34	-	-	15.34	16.49	-	-	-	-	-	

Code:
NS - Service does not operate on Saturdays
XX - Operates direct from Bird-in-Hand to Cresswell - serves Fulford at 1727 on outward journey
C - These journeys connect with service 7 to or from Hanley, change buses at Blythe Bridge, Duke of Wellington

Service 7, 7A & 10 are operated under contract to Staffordshire County Council
No service on Bank Holidays except Good Friday

Route Descriptions:

Service 7:

Hanley Bus Station, Birch Terrace, Lichfield Street, Victoria Road, King Street, Longton Bus Interchange, Market Street, Uttoxeter Road, A50, Meir, A50, Lysander Road, Farnborough Drive, Grindley Lane, Uttoxeter Road, Blythe Bridge, Cheadle Road, Forsbrook, Dilhorne Road, New Road, The Common, Boundary, Delphouse Road, The Green, Town End, The Terrace, Cheadle, High Street, Tape Street, Tean Road, Cheadle Road, Tean, High Street.

Returning Tean, High Street, Cheadle Road, Tean Road, Tape Street, Chapel Street, Cheadle, Bank Street, The Terrace, Town End, The Green, Delphouse Road, Boundary, The Common, New Road, Dilhorne Road, Forsbrook, Cheadle Road, Blythe Bridge, Uttoxeter Road, Grindley Lane, Farnborough Drive, Lysander Road, A50, Meir, Uttoxeter Road, The Strand, Longton Bus Interchange, King Street, Victoria Road, Lichfield Street, Hanley Bus Station.

Service 7A:

Blythe Bridge, Cheadle Road, Forsbrook, Dilhorne Road, New Road, High Street, Godley Lane, Godleybrook, Godleybarn Lane, Birchenfields Lane, Trimpos, Brookhouse Road, The Green, Town End, The Terrace, Cheadle, High Street.

Returning Cheadle, Bank Street, The Terrace, Town End, The Green, Brookhouse Road, Trimpos, Birchenfields Lane, Godleybarn Lane, Godleybrook, Godley Lane, High Street, New Road, Dilhorne Road, Forsbrook, Blythe Bridge, Cheadle Road.

Service 10:

Longton Bus Interchange, Market Street, Uttoxeter Road, A50, Meir, A50, Lysander Road, Farnborough Drive, Grindley Lane, Uttoxeter Road, Blythe Bridge, Cheadle Road, Uttoxeter Road, Draycott, Cresswell Lane, Cresswell, Sandon Road, Saverley Green Road, Fulford, Fulford Road, Moss Lane, Bird-in-Hand, Cresswell Road, Sandon Road, Cresswell, Cresswell Lane, Uttoxeter Road, Draycott Road, Tean High Street, Hollington Road, Vicarage Road, Furlong Avenue.

Returning Tean, Furlong Avenue, Vicarage Road, Hollington Road, High Street, Draycott Road, Uttoxeter Road, Cresswell Lane, Cresswell, Sandon Road, Cresswell Road, Bird-in-Hand, Moss Lane, Fulford Road, Fulford, Saverley Green Road, Sandon Road, Cresswell, Cresswell Lane, Draycott, Uttoxeter Road, Blythe Bridge, Cheadle Road, Uttoxeter Road, Grindley Lane, Farnborough Drive, Lysander Road, A50, Meir, Uttoxeter Road, The Strand, Longton Bus Interchange.



APPENDIX B – Copy of Correspondence from Moorlands Housing Expressing an Interest in the Site for Affordable/Social Housing Inclusion

Steve Bowyer

From: Steve Barker [sbarker@MoorlandsHousing.co.uk]
Sent: 04 March 2008 11:00
To: Steve Bowyer (MBD)
Subject: Land at Dilhorne

Hi Steve,
Following your conversation with Carole earlier I can confirm that Moorlands Housing would be interested in the provision of affordable homes in the above rural village. There is a clear and identified demand and we would very much welcome the opportunity to work with you in taking this forward.

Let me know what support we can provide.

Regards,

Steve

Steve Barker

Project and Regeneration Manager

01538 380644

07919 217685

This email has been scanned by the MessageLabs Email Security System.
For more information please visit <http://www.messagelabs.com/email>

PROPOSED SITE PLAN 1:500

All boundaries between adjacent properties to be marked by 1.2m high post & panel fencing

All boundaries of properties adjacent footpaths or highways to be marked by 1.8m high brick walls with timber panel infill

All boundaries with adjacent open land to be marked with 1.2m high post & rail fencing

positions of existing buildings indicated by dashed lines thus

Approximate line of existing public foul sewer to be diverted

Approximate line of diverted public foul sewer (details to be later agreed)

Post & rail fence to boundary

1.8m high brick wall with timber infill panels to boundary with adoptable highways

Landscaped margin to rear of footpath

2m wide rumble strip

4.2m access drive

2m wide rumble strip

Existing site access

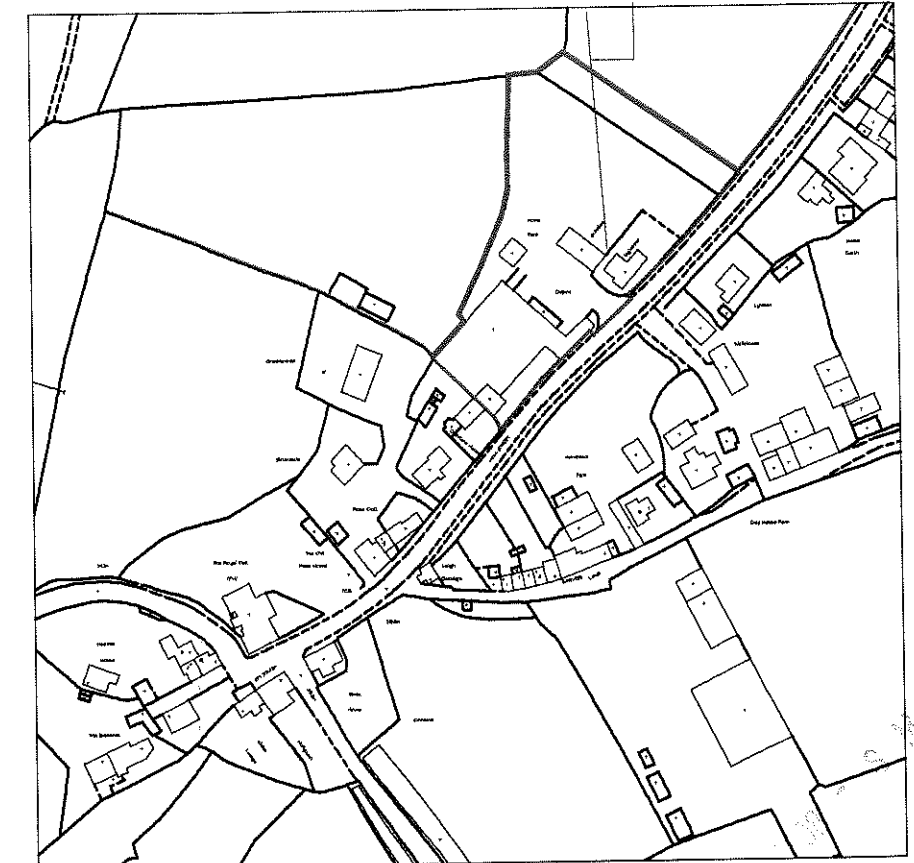
1.8m high brick wall with timber infill panels to boundary with adoptable highways

1.8m high post & panel fence to boundary



LOCATION PLAN 1:2500

Approximate line of existing public foul sewer to be diverted



SITE AREA: 5,772 SQ.M

= 62,133 SQ.FT

= 1.42 ACRES

DEVELOPMENT PROPOSALS

19 PROPERTIES TOTAL

13 NO 3-BED TERRACED

6 NO 3 BED DETACHED

SCHEDULE OF ACCOMMODATION:-

Plot Nr:	Dwelling Type:	Gross External Floor Area (m2)
1	C - 3 bed detached	80.6m2 (inc garage)
2	C - 3 bed detached	80.6m2 (inc garage)
3	C - 3 bed detached	80.6m2 (inc garage)
4	C - 3 bed detached	80.6m2 (inc garage)
5	A - 3 bed end terrace	43.98m2
6	A - 3 bed terrace	43.98m2
7	A - 3 bed terrace	43.98m2
8	A - 3 bed end terrace	43.98m2
9	A - 3 bed semi-detached	43.98m2
10	A - 3 bed semi-detached	43.98m2
11	B - 3 bed detached	45.19m2
12	B - 3 bed detached	45.19m2
13	A - 3 bed end terrace	43.98m2
14	A - 3 bed terrace	43.98m2
15	A - 3 bed end terrace	43.98m2
16	A - 3 bed end terrace	43.98m2
17	A - 3 bed terrace	43.98m2
18	A - 3 bed terrace	43.98m2
19	A - 3 bed end terrace	43.98m2

PROPOSED RESIDENTIAL DEVELOPMENT

LAND AT HIGH STREET, DILHORNE, STAFFORDSHIRE

FOR MOSS FEEDS LTD

PRELIMINARY DRAWING

SCALE 1:500

DRAWING NR: 03115-PO1





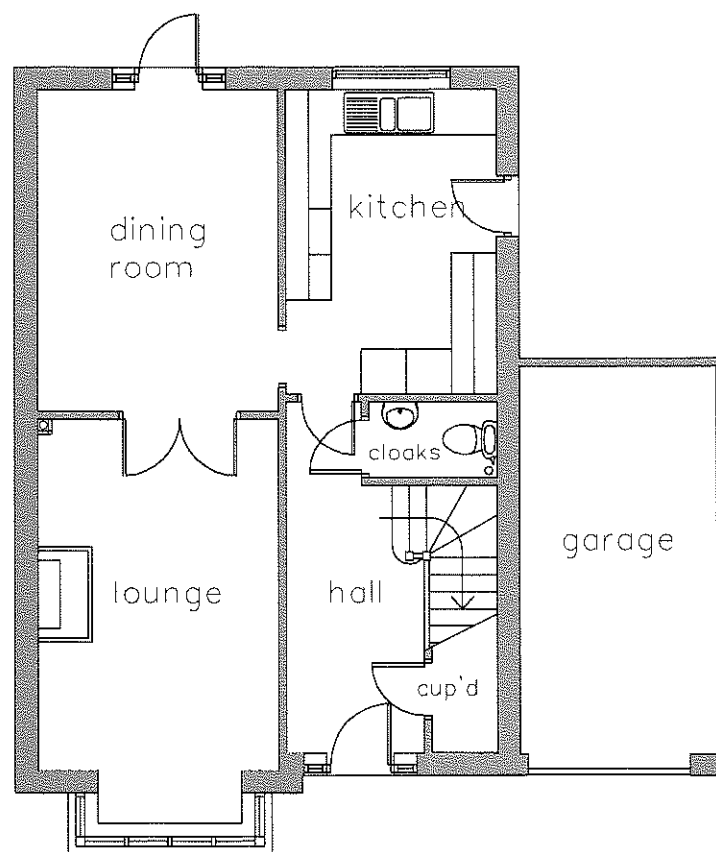
STREET ELEVATION



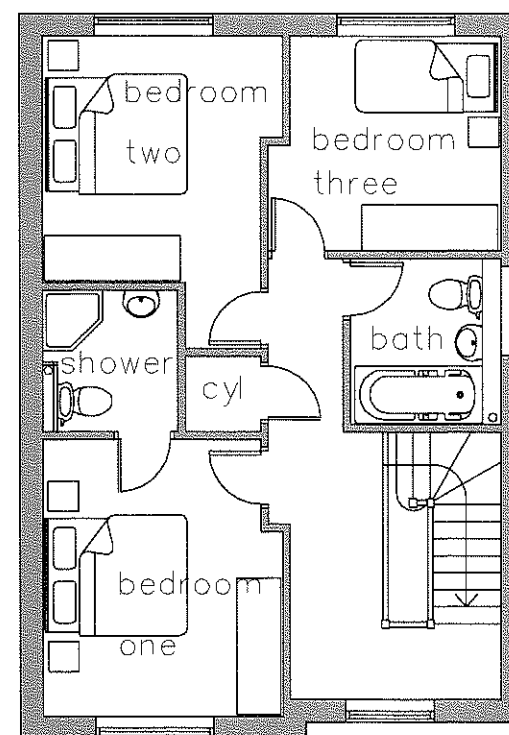
GABLE ELEVATION



GARDEN ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PROPOSED RESIDENTIAL DEVELOPMENT
 LAND AT HIGH STREET, DILHORNE, STAFFORDSHIRE
 FOR MOSS FEEDS LTD
 DWELLING TYPE C 1:100
 DRAWING NR: 031 15-P04

