

AMENDMENTS TO THE PLANNING APPLICATION FOR THE STAFFORD WESTERN ACCESS ROAD (ref. S.15/06)

To ensure that the planning application is technically correct it has been necessary to make the following amendments. It is important to note that the amendments relate to the description of the development and depiction on the application site boundary on plans. The amendments do not change the proposals or the consideration of the environmental effects described in the Environmental Statement.

1. The description of the development shall now read as follows:

The construction of the new Stafford Western Access Road to include: a low viaduct and bridge, landscaping works and the demolition of existing industrial buildings on land between A34 Browning Street/Foregate Street and Martin Drive, Castlefields, Stafford; highway works along and adjacent to Doxey Road, Greyfriars Place and Browning Street/Foregate Street; a flood compensation scheme within Doxey and Tillington Marshes SSSI at Creswell; and, new pedestrian and cycle crossing facilities on Martin Drive and Kingsway, Castlefields, Stafford.

(The amendments to provide a full description of the development are shown underlined above)

The Application Form has been amended accordingly. Elsewhere in the application documents references to the application site should be taken to be as set out above.

2. The 'Red Line Boundary' plan (dwg no. SWAR/PLANNING/02B) shall now show all of the land forming part of the application edged by a red line.

Part of the proposed development will take place within the highway boundary and this was previously described in the application as being carried out under permitted development rights by the Highway Authority. However, permitted development rights are removed when an application is accompanied by an Environmental Impact Assessment, which is the case here. Therefore the plan to define the application site boundary has been amended to show of all of the land within the application site bound by a red line, which is the normal convention for a planning application.

Specifically, an amendment has been made to change the colour of the line previously defining parts the application site boundary from blue to red; and, an amendment has also been made to include the two proposed pedestrian and cycle crossing facilities on Martin Drive and Kingsway, Castlefields, Stafford within the application site.

This means that the following highway network changes, previously proposed as obligations to be covered in a Memorandum of Understanding, will now form part of the application site and can instead be controlled by conditions of the planning permission:

- Dedicated left-turn lane from the A34 into Browning Street and signal upgrade work incorporating improved pedestrian facilities
- Widening of Grey Friars' Place to provide three lanes out onto A34 Foregate Street and two lanes in from A34 Foregate Street, incorporating pedestrian crossing facilities
- Existing mini roundabout in Madford Retail Park replaced with a new traffic signal controlled junction with pedestrian facilities and linked to the traffic signal controlled junction on the A34
- A new roundabout on Doxey Road at the entrance to Sainsbury's supermarket, with pedestrian crossing facilities
- Re-alignment of Doxey Road to take the main carriageway away from existing properties with a separate access road serving Castletown properties
- A new toucan crossing located on Doxey Road in the vicinity of the Isabel Trail
- Re-alignment of Doxey Road, between Timberfield Road and the rail bridge
- Alterations to the existing Doxey Road/Rosewood Gardens and Doxey Road/Timberfield Road priority junctions to accommodate modifications to the main carriageway
- Minor works to the existing Doxey Road rail bridge in order to accommodate a realigned carriageway across the bridge to the south
- Reduced width of the southern footway over the rail bridge to a hard strip with no pedestrian access and create footway/cycleway on the north of at least 3m wide (with 7.3m carriageway)
- A new roundabout on Doxey Road at the junction with the new access route, including informal pedestrian crossing facilities
- Martin Drive/Rose Hill junction at Castlefields modified to incorporate a fourth arm and informal pedestrian crossing facilities
- A new toucan crossing for pedestrians and cyclists to be able to cross Kingsway in the vicinity of the walk/ cycle route to Castle Street
- A new toucan crossing for pedestrians and cyclists to cross Kingsway adjacent to the A518 Newport Road/ Kingsway roundabout

Therefore, throughout the application documents, references should be amended as follows:

- a) Any reference to the application sites should now be taken to mean the land edged red on the 'Red Line Boundary' plan (dwg no. SWAR/PLANNING/02B).
- b) Any reference to highway works being carried out within the land edged blue should now be taken to mean highway works being carried out within the land edged red.

- c) Any reference to works being carried out under permitted development rights within the application site should now be taken to mean works being carried out in accordance with the requirements of the planning permission and the conditions thereof.

Finally, it is important to note that the Environmental Impact Assessment looked at the scheme as a whole, regardless of whether it was thought that parts of the proposals could be carried out under permitted development rights. It is also important to note that the amendments do not change the proposals, or the consideration of the environmental effects described in the Environmental Statement.

Dated 1st October 2015