

7<sup>th</sup> March 2018

Staffordshire Moorlands District Council  
Moorlands House  
Stockwell Street  
Leek  
ST13 6HQ

Dear Sir/Madam,

**RE: Application no. SMD/2017/0434. Outline planning application for residential development, including access, with all other matters reserved for future approval. Land south of Thorncliffe Road, Leek, ST13 6NH.**

The latest consultation response (dated 30<sup>th</sup> Jan 2018) from SCC Highways Officer David Plant has been reviewed, along with the scoping email received 25<sup>th</sup> October 2017 (both attached for ease of reference). The applicant through advice from their Highways Consultant have requested clarity and agreement on the following before committing to additional costs for the commencement of further highways work/surveys.

#### **Scope for Agreement**

‘We’ve noted earlier discussions and the latest response from SCC Highways to SMDCM. SCC sets out draft reasons for refusal based around Policies DC1, T1, T2 and NPPF Para 32.

‘In addition to the concerns about drainage, SCC comments focus on two aspects. These are, firstly, the consequences of additional traffic and then the sustainability of the site location/links.

‘We would request that SMDCM consider which issues can be adequately covered by conditioning any outline approval.

‘We would suggest the following can be conditioned.

- Detailed survey of point of access.

- Detail of the design, at point of access, to accommodate existing drainage.
- Site and developer specific Travel Plan implemented prior to first occupation.
- Parking provision to be appropriate for location.

‘As stated in the TA, an initial assessment does indicate that the percentage vehicle flow increase along the streets within Leek is likely to be less than five. You will recall that the 5% figure came from GTA (now not supported). It is, however, a good benchmark and should be considered comparable to local growth which is projected to be over 4% within the study period. It should, also, be remembered that relocation of trip origins due to new housing is incorporated into national and regional growth predictions.

‘We would, therefore, enquire about the exact parameters of the test for ‘severe’ that SCC is likely to apply as this will be key to any reason for refusal.

‘We consider that it would not be justifiable for SCC to seek full funding of highway works within Leek to mitigate the minimal impact the development might have on the day to day operation of the town centre.

‘We would particularly seek information on highway/safety schemes that might be planned for Leek that SCC consider suitable for part funding under S106. Given that some of these junctions are signal-controlled, SCC may have a programme of review or upgrade.

‘The Policies quoted in support of the SCC recommendation are very broad and we seek clarification. SCC kindly supplied additional comments in its response.

‘They require a comprehensive detailed Transport Assessment relevant to the scale of the development together with a detailed assessment of wider highway network. We trust we have covered the key point required in the comments above but would welcome clarification.

‘They require an accurate consideration of visibility at Thorncliffe Road/Buxton Road which should include topographical survey. We are checking the level of survey carried out so far and will comment further when this is available.

‘They seek proposals for highway improvements. The only highway works currently proposed involve the new footway along the highway verge. We seek clarification on this point, particularly if SCC consider the Thorncliffe Rd/A53 junction should be altered. Also see comments above.

‘They require a (more) detailed consideration of sustainability; which we are preparing.’

Please can you provide a formal response and answers to the above to ensure that the Highways concerns can be responded to and addressed in full.

If you have any questions, please do not hesitate to contact me.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Alex Cowling', with a long, sweeping horizontal stroke extending to the right.

**Alex Cowling BA (Hons) MA**

**Planning Consultant**