

Proposed Residential Development

Clewlow's Bank, Stockton Brook

CT/200130/TN01 – 18 September 2020

Introduction

1. SCP have been commissioned by MG & SM Holden to provide transport planning advice in support of a proposed residential development, comprising 4 dwellings, on land to the east of Clewlow's Bank, Stockton Brook.
2. The site location is shown in red on **Figure 1** below:-

Figure 1 – Site Location Plan



3. This Technical Note has been produced to support the planning application and provide an assessment of the associated traffic and transport implications, to inform the local highway and planning authority regarding the nature and magnitude of their impact.

Planning Background

4. An outline planning application, (Application Reference: SMD2017/0508) was submitted to Staffordshire County Council (SCC) on 1st September 2017 for the construction of 6 dwellings, later amended to 8 dwellings, on land located off Clewlow Bank in Stockton Brook and accessed via the application site. SCC provided a consultation response, contained at **Appendix A**, which raised no highway objections to the proposed development subject to a number of conditions including 2.4m x 90m visibility being provided.

Existing Conditions

5. The application site is located on land to the east of Clewlow Bank in Stockton Brook, approximately 7.5km north-east of Stoke-on-Trent city centre.
6. The application site comprises an area of undeveloped land and currently takes access from Clewlow Bank as shown on **Figure 2** below. The existing access road is single track and accommodates large vehicles including agricultural vehicles, vans and trucks.

Figure 2 – Existing Site Access – Clewlow Bank

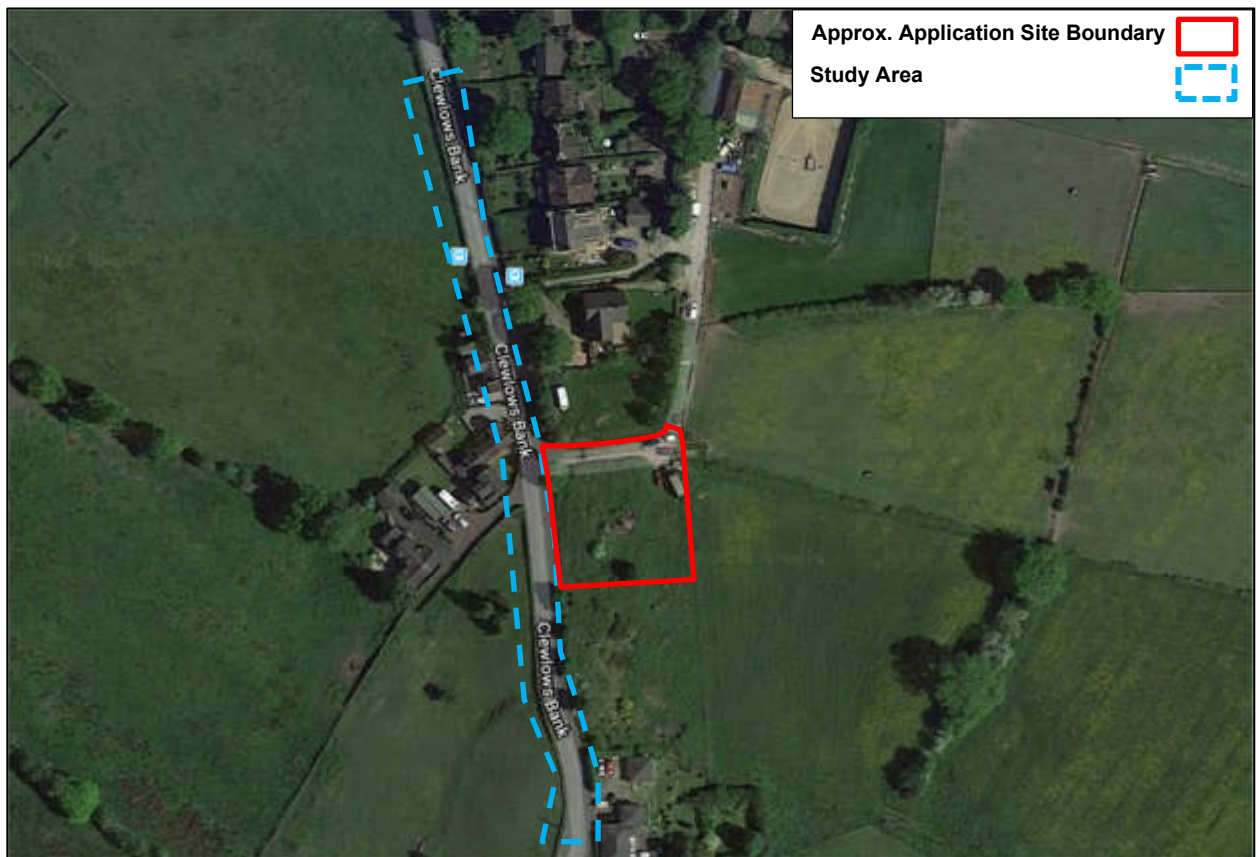


7. Clewlow's Bank fronts the western site boundary and connects Stanley Road, to the north, with Bagnall Road, via School Road, to the south. Clewlow's Bank is subject to a 40mph speed limit in the vicinity of the site, although this changes to a 30mph speed limit approximately 90m south of the site. Clewlow's Bank has a carriageway width of approximately 5.5m in the vicinity of the site and benefits from a footway on the eastern side of the road.

Road Safety Record

8. In order to identify critical locations on the network with a poor accident record, the personal injury accident data has been obtained from the online resource CrashMap for the most recently available 5-year period (approx), ending 4th October 2019. The location and severity of any accidents within the study area during this period, are shown in **Figure 3** below.

Figure 3 – Road Safety Record



9. The above demonstrates that there have been no accidents on Clewlow's Bank in the vicinity of the site. The evidence therefore suggests that the existing access operates safely and the area in the immediate vicinity of the site does not have any recurring highway safety problems that could be affected by the development proposals.

Proposed Development

10. The development proposals involve the construction of a residential development, comprising 4 dwellings, on land to the east of Clewlow Bank, Stockton Brook.
11. The proposed site layout plan is presented in **Appendix B**.

Proposed Site Access Arrangements

12. Vehicular access to the development will be provided via the existing access off Clewlow Bank, although it will be significantly improved, as shown on drawing number SCP/200130/F01 Rev A presented in **Appendix C**. The access has been widened to 4.5m and benefits from 6m corner radii and a 1.8m footway on the southern side of the access road. In addition, visibility will be significantly improved with 2.4m x 90m visibility splays, in accordance with that previously accepted by the highway authority, achievable in both directions, as shown on drawing number SCP/200130/F01 Rev A presented in **Appendix C**.

Servicing

13. The servicing arrangement will follow that of the existing servicing arrangement for the residential dwellings located directly off Clewlow Bank, whereby bins are placed at the back of footway on bin collection day and removed following collection.

Parking

14. Local parking standards are set out in Staffordshire Moorlands District Council's Local Plan which sets out the requirement for a minimum of 2 spaces per dwelling (up to 3 bedrooms) within the curtilage of each property for residents and visitors.
15. As shown on the site layout plan, contained in **Appendix B**, the proposed development provides a level of parking in accordance with the Council's residential parking standards detailed above.

Trip Generation - Proposed Development

16. There would be minimal intensification of the local highway network from the development. A development of just 4 dwellings would be expected to generate only between 24-32 two-way vehicle movements over the course of a typical day, 4-8 two-way vehicle movements during the peak hours.
17. It should also be noted that the proposed development will generate 50% less traffic than that of the previous application to which the highway authority raised no objections.

18. Having regard to the above, it is therefore considered that no further detailed assessment of the local highway network is required and that the traffic impact of the scheme is acceptable in planning terms.

Summary and Conclusions

19. Having regard to the evidence presented in this Technical Note, it is concluded that there is no highway or transport related reason to withhold planning permission for the scheme.

S|C|P

APPENDIX A

To: Staffordshire Moorlands, DCM
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ

Applicant: FIRST PROPERTY LTD
C/O SAMMONS ARCHITECTURAL
10 CAWDRY BUILDINGS
LEEK

Application Type: OUTLINE

Officer: David Plant

Application No: SMD2017/0508

Date: 18-SEP-2017

Date Received: 01-SEP-2017

Road No: C187

Particulars of Development:

OUTLINE APPLICATION FOR THE CONSTRUCTION OF 6 NO DWELLINGS WITH SOME MATTERS RESERVED EXCEPT FOR ACCESS.
(AMENDED DESCRIPTION RECEIVED 31/08/2017 - NOW READS 8 NO. DWELLINGS).

Location of Development:

LAND OFF CLEWLOWS BANK, BAGNALL, STICKTON BROOK

Conditional

Recommendations: There are no objections on Highway grounds to the proposed development subject to the following conditions being included on any approval:-

- 1 The development hereby permitted shall not be brought into use until the visibility splays shown on plan ref. no 2017-2223-02B have been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.
- 2 No development hereby approved shall be commenced until full details of the following have been submitted to and approved in writing by the Local Planning Authority:
 - Provision of parking, turning and servicing within the site curtilage;
 - Means of surface water drainage
 - Surfacing materials
 - drainage interceptor on highway boundary;
 - Layout and disposition of buildings;

The development shall thereafter be implemented in accordance with the approved details and be completed prior to first occupation of the development.

- 3 The development hereby permitted shall not be commenced until details of the following works have been submitted to and approved in writing by the Local Planning Authority
 - widening of the footway on the site frontage to generally 1.8m
 - improvements to the existing access

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

REASONS

- ALL To comply with NPPF Paragraph 32; to comply with SMDC Core Strategy Policy DC1; in the interests of highway safety.
- 3(i) To comply with SMDC Core Strategy policy T1; to provide adequate facilities for pedestrians

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

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The condition requiring improvements to the access and footway works shall require a Major Works Agreement with Staffordshire County Council and the applicant is therefore requested to contact Staffordshire County Council in respect of securing the Agreement. The link below provides a link to a Major Works Information Pack and an application form for the Major Works Agreement. Please complete and send to the address indicated on the application form which is Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Wedgwood Building, Tipping Street, STAFFORD, Staffordshire ST16 2DH. (or email to nmu@staffordshire.gov.uk)
<http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

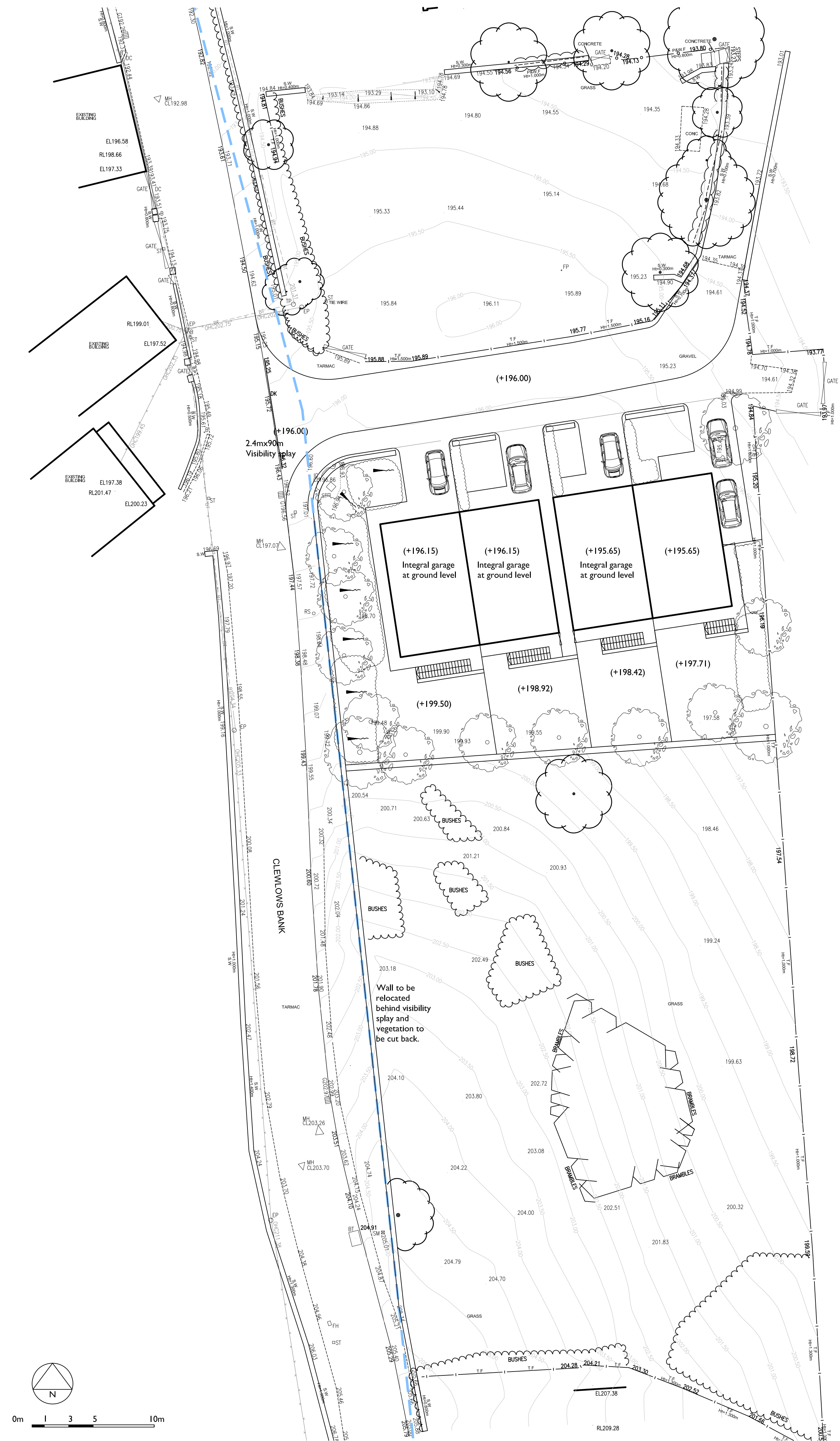
NOTE TO PLANNING OFFICER

There is an adjacent site to the north which is currently the subject of a separate planning application. The access point to this site is not shown on the submitted drawings and is on the radius of the proposed improved access. This should be included on the plans.
The access is noted as being adoptable. The layout proposed will not be adoptable.

Commissioner for the Built County
on behalf of the County Council
as Highway Authority

S|C|P

APPENDIX B



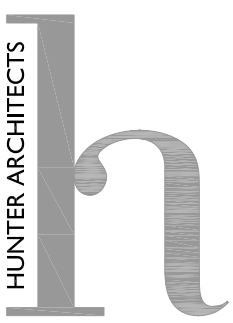
FOR INFORMATION

The drawings have been prepared from a measured survey of the property and Ordnance Survey data, and the relevant drawings are presented accordingly. The original survey drawings only should be relied on and referred to. Site dimensions should be taken prior to construction to ensure accuracy and suitability. Existing wall materials / hatches / coursing etc shown indicatively.

All Internal dimensions shown indicatively for illustrative purposes. Not to be used for construction or any other purpose.

CDM 2015. This is a domestic project under the CDM 2015 regulations and a Principal Designer and Principal Contractor must be appointed by the client for the Construction phase. Principal Contractor to discharge Client duties. Additional information to be developed including Construction Phase Plan prior to any construction commencing. These drawings to be read in conjunction with Drawing Issue Sheet, relevant specifications and Pre-Construction Information, including Designer Risk Assessments

Additional approvals, information and actions may be required prior to construction including (but not limited to) in relation to the Party Wall Act, Building Regulations, Demolition Act, Insurance, Building Contract, Discharge of Planning Conditions, Protected Species and Trees etc. This drawing is to be used solely for the purposes of seeking planning approval and does not contain all of the detail or information necessary for other purposes, approvals or construction.



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Architecture - Planning - Sustainability

Proposed Development
Land off Clewloes Bank,
Bagnall,
Stockton Brook

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Work to figured dimensions only; this drawing is not to be scaled from. All dimensions to be checked on site prior to the execution of any work. For the avoidance of doubt all dimensions are measured to wall structure and not the finishes unless otherwise stated.

Proposed Site Plan

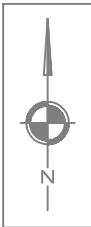
1:200 @ A2 Oct 19
Drawn By: GPH

STATUS: Preliminary

1924_P03C

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APPENDIX C

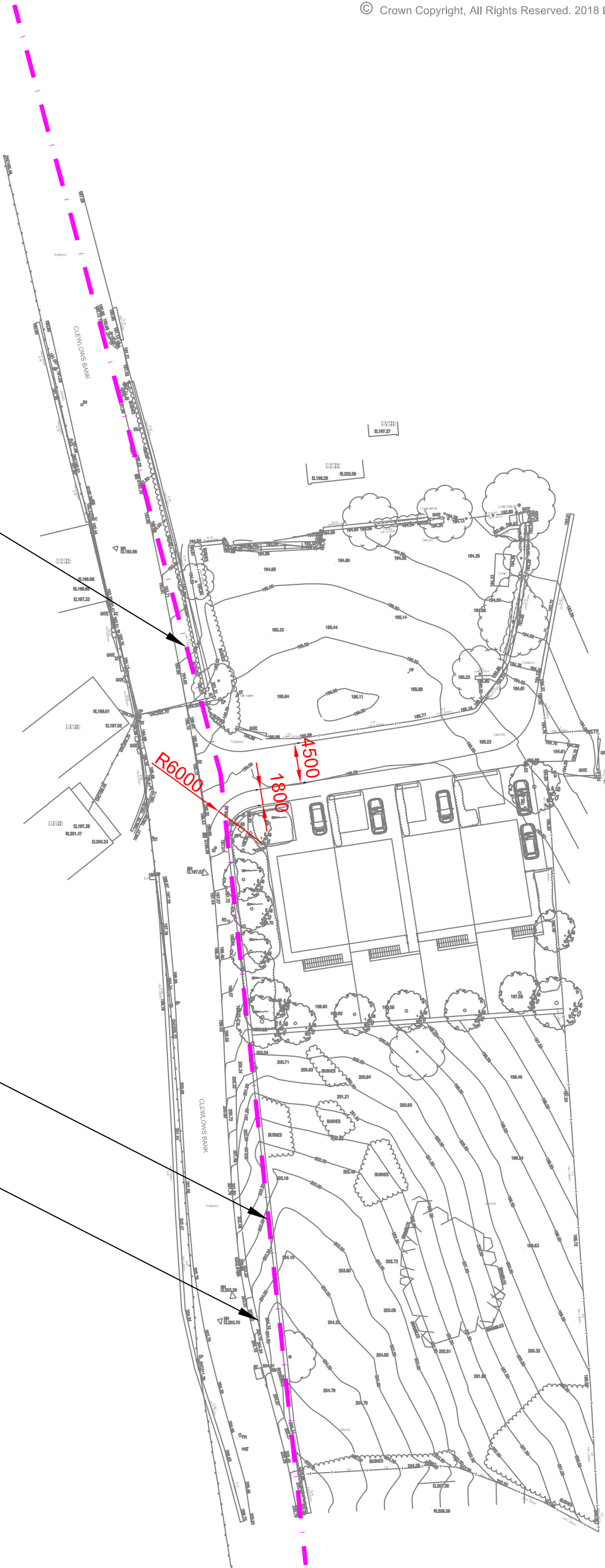


2.4m x 90m VISIBILITY SPLAY

2.4m x 90m VISIBILITY SPLAY

WALL TO BE RELOCATED BEHIND VISIBILITY SPLAY
AND VEGETATION TO BE CUT BACK

REVISIONS			
Rev	Description	Date	By
A	-NEW SITE LAYOUT UNDERLAID	17.9.20	BH
-	-	-	-
-	-	-	-



SCP Transportation Planning : Infrastructure Design Colwyn Chambers, 19 York Street, Manchester, M2 3BA, Tel 0161 832 4400, www.scptransport.co.uk, Email info@scptransport.co.uk	Client MG & SM HOLDEN	Drawing Title PROPOSED ACCESS ARRANGEMENT	Scale 1:500 @ A3	By JH	Drawing No. SCP/200130/F01
	Project Title LAND OFF CLEWLOWS BANK, STOCKTON BROOK		Date 13.03.2020	Checked CT	
			Approved/ Unapproved -	Status PLANNING	Revision A