

16th November 2021

Mrs. A. Berry
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

Dear Ailsa

FORMATION OF REVISED VEHICULAR ACCESS – NEWFOLD FARM, SYTCH ROAD, BROWN EDGE

On behalf of our client Mr. Slater I would be grateful if you would find enclosed a planning application proposing a revised means of vehicular access to the above site. This statement explains the background to the proposal in the context of the site history.

As you will be aware, planning permission has previously been granted for the demolition of the existing commercial buildings on the site, and the erection of two detached dwellings (LPA References: SMD/2017/0112 and SMD/2019/0382. Both of the approved schemes showed the provision of a vehicular access connecting with Sytch Road to the east, but which did not follow the alignment of the existing vehicular access serving the site. The application proposes to revise the means of access to the site such that vehicles will pass along the existing access, rather than creating a new access adjacent to it as per the previously approved schemes.

Such revisions are considered to be sensible and more sustainable as it avoids the need to create a new access road. The reuse of the existing access will not derive any material adverse harm to the openness of the Green Belt; indeed, it will represent a betterment compared to the approved scheme. The proposal will furthermore have no greater impact on the character and appearance of the area than that which already exists. The point of access onto Sytch Road itself will be unaltered from that which already has consent, and the submitted plans demonstrate that adequate visibility on egress will continue to exist. The proposed development is therefore in accordance with the provisions of policies SS10 and DC1 of the Staffordshire Moorlands Local Plan and guidance contained within the NPPF.

I trust this proposal will be of interest and should you have any queries or concerns in respect of this matter then please do not hesitate to contact me.

Yours Sincerely
Hewitt&CarrServices



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Planning Consultant