



Staffordshire County Council
Town and Country Planning Act, 1990
Development Management Procedure Order 2015

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

Applicant: Elan Homes (Midlands) And Scentarea Ltd, Miss
 Catherine O'Toole
 Land At Blythe Park Sandon Road

Application Type: OUTLINE

Officer: Simon Hawe

Our Reference: SMD20210829

District Reference: SMD/2021/0829

Date Received: 12-Jan-2022

Date Responded: 11-Feb-2022

Particulars of Development:

Application for Variation of condition 4 in regards to outline application SMD/2014/0576

Location of Development:

Land At Blythe Park Sandon Road

Recommendation Summary: Acceptance

This proposal is to revise condition 4 from approved consent SMD/2014/0576, this condition was pertaining to off-site highway works required for the site to gain access to the surrounding highway network. In the main it related to two junctions: the site access and the junction of Cresswell Road with Uttoxeter Road.

Planning consent SMD/2014/0576 agreed the format of these two junctions which was analysed and proposed in the Transport Assessment, both of which are roundabouts and agreed as acceptable by the Highway Authority as highway amelioration measures for the development.

The applicant's highway consultants have been engaging with the County Councils highway engineers since the approval to agree finalised detailed drawings rather than the general arrangements covered at the planning stage. During this process the cost of constructing these approved junctions raised became significantly higher than originally estimated by the developer, which has led to this proposal to vary the condition and amend the approved junctions to a more cost-effective replacement.

The applicant has submitted an addendum to the Transport Assessment which analyses the new proposed junction arrangements both in terms of capacity and compliance with highway design standards to ensure the proposed junction arrangements are an acceptable alternative to the local Highway Authority. The report on the proposed junctions is based on a comparison between the two approved under planning consent ref SMD/2014/0576.

I agree with the conclusions of the Transport Addendum that the proposed alternative junctions are unlikely to create a severe issue for highway safety or the operation of the highway. However, these comments are solely relating to the site access junction, the emergency junction and the junction of Cresswell Road with Uttoxeter Road. The other highway works identified by ref '120314-06 Rev A – Cresswell Road Footway and Localised Highway Widening' are still required and should not be removed as part of this proposal.



Recommendation

I have no objection to this proposal.

Commissioner for the Built County
On behalf of the County Council
As Highway Authority