



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:
 St Modwen Homes

Application Type: FULL

Officer: David Plant

Our Reference: SMD20210418

District Reference: SMD/2021/0418

Date Received: 29-Jul-2022

Date Responded: 04-Aug-2022

Particulars of Development:

Full planning application for residential development of 200 dwellings (Use Class C3), access and internal roads for vehicles, footpaths and cycle linkages, parking, public open space and landscaping, ecological habitats, community orchard

Location of Development:

Land South East Of A521, Uttoxeter Road, Draycott In The Moors, Staffordshire,

Recommendation Summary: Conditional

Site Visit Conducted on: 01-Aug-2022

CONDITIONS

1. The development hereby permitted shall not be brought into use until the individual accesses, parking, servicing and turning areas have been provided in accordance with the approved plans. The parking, turning and servicing areas shall thereafter be retained unobstructed as parking, turning and servicing areas for the life of the development.
2. Any driveways or private drives that fall towards the proposed adopted highway shall be fitted with drainage interceptors immediately to the rear of the highway boundary outfalling to surface water drainage or drained to SUDS principles.
3. The submitted and hereby approved Construction and Environment Management Plan shall be adhered to throughout the construction period.
- 4 The Travel Plan which is hereby approved shall be implemented in accordance with the timetable set out in that plan unless otherwise agreed in writing by the Local Planning Authority. Reports demonstrating progress in promoting sustainable transport measures shall be submitted annually on each anniversary of the date of the planning consent to the Local Planning Authority for approval for a period of five years from first occupation of the development permitted by this consent.

REASONS



ALL To comply with NPPF Paragraph 110; to comply with SMDC Core Strategy Policy DC1; in the interests of highway safety.

To comply with SMDC Core Strategy Policy T1 and T2

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

This consent will require approval under Section 7 of the Staffordshire Act 1983 and will require a Section 38 of the Highways Act 1980. Please contact Staffordshire County Council to ensure that approvals and agreements are secured before commencement of works. road.adoptions@staffordshire.gov.uk
Where access connects to subsequent phases of development, adoption shall be up to the boundary.

NOTE TO PLANNING OFFICER

This Form X is issued on the assumption that the developer enters into a Section 106 Agreement to secure Travel Plan Sum of £10000.

This response is issued following detailed discussions with Transport Consultant over the Transport Assessment.

The site access off A521 has been constructed under S278 agreement and is operational. It was designed taking this phase 2 into account.

Assistant Director, Highways and the Built County
On behalf of the County Council as
Highway Authority