



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

Application Type: OUTLINE

Applicant:
Bloor Homes NW

Officer: David Plant

Our Reference: SMD20210610V2

District Reference: SMD/2021/0610

Date Received: 14-Nov-2023

Date Responded: 15-Feb-2024

Particulars of Development:

Outline for up to 215 dwellings with access considered (all other matters reserved)

REVISED INFORMATION 14/11/2023

Location of Development:

Land East Of, Froghall Road, Cheadle, Staffordshire,

Recommendation Summary: Conditional

Site Visit Conducted on:

CONDITIONS:

1. No development shall be commenced until full details of the following have been submitted to and approved in writing by the Local Planning Authority:

- layout and disposition of roads and buildings;
- Provision of parking, turning and servicing within the site curtilage;
- Means of surface water drainage
- Surfacing materials
- details of pedestrian access to and through the site;

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

2. Before the proposed development is brought into use, details shall be first submitted to and approved in writing by the local planning authority indicating full technical details of the proposed access off A521 Froghall Road generally in accordance with drawing 3277-F06 G but subject to full technical approval. The access shall thereafter be provided in accordance with the approved details prior to the proposed development being brought into use.

3. The development hereby permitted shall not be brought into use until the visibility splays shown on 3277-F06 G 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. Any hedge shall be planted to the rear of this splay to account for growth

4. Before the proposed development is brought into use, details shall be first submitted to and approved in writing by the local planning authority indicating full technical details of the proposed footway and footway alterations between the site access and number 170, Froghall Road including alterations to the service road (to numbers 204 to 172) and resurfacing of the service road, generally in accordance with

drawing 3277-F06 G but subject to full technical approval. The footway and associated alterations shall thereafter be provided in accordance with the approved details prior to the proposed development being brought into use.

5. No development shall take place, until a Construction Management Plan has been submitted to, and approved in writing by the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for:

- i) a site compound with associated temporary buildings;
- ii) the parking of vehicles of site operatives and visitors;
- iii) loading and unloading of plant and materials;
- iv) storage of plant and materials used in constructing the development;
- v) wheel wash facilities.
- vi) Routing of vehicles to and from the site
- vii) road sweepers

6. The development hereby permitted shall not be brought into use until an off-site traffic management scheme comprising of TRO to reduce speed limit generally as indicated on drawing 3277-F06 G but subject to technical approval has been submitted to and approved in writing by the Local Planning Authority. If approved by TRO process, the traffic management scheme shall thereafter be implemented prior to first use of the development.

REASONS

All To comply with NPPF Paragraph 111; to comply with SMDC Local Plan Policy DC1, T1; in the interests of highway safety.

4. To comply with NPPF Paragraph 111; to comply with SMDC Local Plan Policy T1 and T2; in the interests of highway safety; to encourage and facilitate alternative forms of transport.

5. To ensure the development can be carried out without unnecessary inconvenience to other road users.

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

This Form X is issued on the assumption that the developer enters into a Section 106 Agreement to secure:

- Capital contribution towards pedestrian improvements between site access and Cheadle Town Centre of £50000.00;
- Travel Plan Sum of £10000;
- Bus service subsidy of £700 per dwelling;
- upgrade of pedestrian crossing/s in Cheadle town centre £50000

The submitted and hereby approved Travel Plan shall be implemented in accordance with the timetable set out in the 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 planning consent to the Local Planning Authority for approval for a period of 5 years from first occupation of the development permitted by this consent. The Travel Plan Sum of £10000 shall be payable on commencement of development.

The conditions requiring off-site highway works shall require a Highway Works Agreement with Staffordshire County Council. The applicant is requested to contact Staffordshire County Council in order to secure the Agreement. The link below is to the Highway Works Information Pack including an application form. Please complete and send to the address indicated on the application form or email to (highway.agreements@staffordshire.gov.uk). The applicant is advised to begin this process well in advance of any works taking place in order to meet any potential timescales.

<https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx>

Highways Agreements - Staffordshire County Council

The proposed Traffic Management scheme referred to in drawing 3277-FP06 G requires a Traffic Regulation Order to provide reduction of speed limit. This recommendation should not be construed as though the County Council is prejudging the outcome of the Order making process. The developer should note that the Order will be made on behalf of the developer by Staffordshire County Council at the developers expense and has to be secured before development is brought into use as it is an important component of the required mitigating measures associated with the proposed development. In case the Order is not already being processed the developer is requested to contact SCC to enable the Order to be secured at the earliest convenience to avoid delays to opening of the development. Please note that there are no guarantees that the Order will be successful.

The TRO will require a Major Works Agreement.

The internal road network which are to be proposed for highway adoption will require approval under Section 7 of the Staffordshire Act 1983 and will require a Section 38 of the Highways Act 1980. Please see <https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx> and contact Staffordshire County Council at road.adoptions@staffordshire.gov.uk to ensure that approvals and exemptions are secured before commencement of works.

NOTES TO PLANNING OFFICER

Application is for a residential development of up to 215 dwellings.

Application has been subject of extensive discussions, meetings and revisions since initial consultation. Ultimately, red line has been altered to provide visibility commensurate with measured speeds; minimal queuing has been demonstrated on approach to Cheadle town centre; footway is to be provided to link to existing footway network.

Current proposed site access plan 3277-F06 G is the result of these discussions.

Updated RSA 1 is required for the current proposal.

Proposal now shows visibility splay in accordance with measured speeds. Developer still proposes a reduction in the speed limit, which would still be a safety improvement. Provision of this will be subject to TRO process and there is no guarantee that this will be successful. This TRO is desirable but is not essential for provision of a safe access.

Revised Travel Plan has been submitted and approved on 15/02/2024. This approved Travel Plan should be appended to the S106. Travel Plan Sum of £10000 required under S106

Applicant has agreed to provide S106 for pedestrian improvements on the route to Cheadle town centre. These will comprise dropped crossings and tactile paving on each side of each side road between the site and Cheadle town centre. These estimated at £50000 required under S106

Improvements are also proposed to formal pedestrian crossing facilities on approach to Cheadle town centre. These estimated at £50000 required under S106.

Applicant has agreed to provide subsidy to bus services at £700 per dwelling - required under S106.

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