
From: planningcomments@staffsmoorlands.gov.uk
Sent: 12 April 2024 13:02
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Application Reference No. : SMD/2024/0154 Site Address: Rock End Stables New Street Biddulph Moor
Staffordshire ST8 7NW Stoke-On-Trent Comments by: David Davis
From:

Off Mow Lane
Biddulph
Biddulph

Submission: Neither

Comments: 1. The provision of additional hardstanding on a site that was grassed with trees will have a drainage impact. The proposal must meet SUDS policies associated with supplementary planning documents and sustainable development principles within the NPPF and ancillary guidance

2. Provision of a new access/egress on to an active and main highway requires an understanding of the potential impact on the highway, considering the additional provision at the site within the open countryside as well as potential 60mph traffic on New Street. This may require a Traffic Management Plan, including evidencing the vision splays demonstrated meet with national speed limit expectations/guidance.

3. The proposal to retain the existing access will create highways cluttering and unclear reading of proposed site usage. This access is indicated to be obstructed by the proposed stables extension, which is operationally undeliverable as an access. If approved, the existing access should be closed up.

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