



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: FULL

Applicant:

Mr Millan Dhir New Buildings Solar Farm Limited
 Waterhouse Square, 138 Holborn, London, EC1N2SW

Officer: David Plant

Our Reference: SMD20250388

District Reference: SMD/2025/0388

Date Received: 08-Oct-2025

Date Responded: 24-Oct-2025

Particulars of Development:

Solar farm with ancillary infrastructure, security fence, access, landscaping and designed to allow continued agriculture.

Location of Development:

NEW BUILDINGS FARM, New Buildings Farm, Sandon Road, STONE, ST15 8SL

Recommendation Summary: Conditional

Site Visit Conducted on: 22-Oct-2025

1. No development shall take place, until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement 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) mechanical road sweeper for existing carriageway;

2. The proposed construction access route defined in the Transport and Access Assessment should be complied with for all deliveries to the site.

REASONS

To comply with NPPF Paragraph 115, 116; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety;

NOTES TO PLANNING OFFICER

Application is for a solar farm.

New Buildings Farm is an existing farm with access off Cresswell Road. Access is constructed to a standard which accommodates agricultural vehicles and HCVs. It is surfaced in concrete and is in current use by large vehicles.

A construction access route is proposed under para 5.5 (figure 5-1) of the Transport and Access Assessment. This is the most obvious route from the strategic network is appropriate and should be complied with for deliveries.

Construction period is anticipated as being 8 to 10 months. Averaged out, the developer estimates a peak of 4 deliveries per day (8 movements). This equates to approx 1 vehicle movement per hour over a normal working day which cannot be considered to have a severe effect on the highway.

Cresswell Road/Sandon Road is rural in nature but two vehicles can pass comfortably for its entire length.

Construction Traffic Management Plan will be required. This is acknowledged in para 5.2.2 of Transport and Access Statement.

Current records show that there were no Personal Injury Collisions on Cresswell Road within 215m either side of the property access in the previous five years

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