

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

To: Development Control Manager,

Applicant:

Address:

Application Type: Outline

Application Number: SMD/2025/0440

Officer: T. Lunn

Date Received: 29/10/2025

Date: 04/12/2025

Particulars of Development: Outline planning application for up to 9 self-build plots

Location of Development: Land adjacent to Wayfield House, Rownall Road, Werrington

Refusal

Site Visit – 11/11/2025

Personal Injury Records; Current records show that there were not any Personal Injury Collisions on Rownall Road within 215 metres of the site between 31/12/2020 and 30/12/2023.

Background; The site is located on Rownall Road (Road No. C0083) a C classified road with a speed limit of 60 mph. There are streetlights but no footways along this section of Rownall Road.

Previous applications;

SMD/2015/0392- Outline planning permission with all matters reserved for erection of dwellings – Conditioned by Highways Authority. Refused by Staffordshire Moorlands District Council.

Description of Proposal;

Outline planning application for up to 9 self build plots.

Comments on Information Submitted;

This is an outline application with means of access to the site all other matters are reserved. The site is currently an area of grassland to the east of Mayfield House.

Access;

A new vehicular access is proposed off Rownall Road to serve plots 5 – 9. The visibility splay shown on Drg No. 2022- 2744-11 Rev B runs through the hedgerow that borders the field to the northeast of the site, this land is not within the applicant's ownership.

Proposed plots 1-4 will have a tandem parking arrangement and access directly off Rownall Road. The proposed tandem parking will require vehicles to reverse out onto a 60mph C classification. No details regarding visibility splays for these accesses has been provided.

The construction of 4 individual accesses will also cause a proliferation of accesses.

A revised plan showing either a single access to serve the whole development or one access for Plots 5-9 and one access for Plots 1 - 4. All plots being served off a new access road would be the preferable option; it would reduce the proliferation of accesses and remove the need for multiple vehicles reversing out onto a 60mph road.

Recommendations

This application should be refused for the following reasons:

The proposed development fails to demonstrate that adequate visibility splays can be provided at all accesses.

The proposed development fails to demonstrate adequate provision for the turning of vehicles within the site curtilage (plots 1-4) resulting in an increase in the likelihood of highway danger due to drivers having to reverse onto Rownall Road.

A proliferation of accesses.

REASONS

To comply with NPPF; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.

Note to Planning Officer:

This refusal will not prejudice consideration of a further application at a later date when:

A plan showing 2.4mx215m visibility splays in each direction at all accesses onto Rownall Road.

A revised layout showing either a single access to serve the whole development or one access for Plots 5-9 and one access for Plots 1 - 4.

are included in the application.

It is noted that the application is outline with only access to be determined. However, provision of adequate parking and turning for proposed dwellings (plots 1-4) is of fundamental importance. It must be demonstrated that the accesses can be provided and safeguarded at this stage in the interests of highway safety.

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