



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:
 Mr and Mrs Webb C/O Agent

Application Type: PERMISSION IN PRINCIPLE

Officer: David Plant

Our Reference: SMD20250537

District Reference: SMD/2025/0537

Date Received: 20-Jan-2026

Date Responded: 04-Feb-2026

Particulars of Development:

Permission in Principle for the construction of up to 9 dwellings

Location of Development:

LAND BETWEEN RUDYARD ROAD AND HOT LANE, Rudyard Road, Biddulph Moor

Recommendation Summary: Conditional

Site Visit Conducted on: 28-Jan-2026

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

- point of access;
- layout and disposition of buildings and roads;
- Provision of parking, turning and servicing within the site curtilage;
- Means of surface water drainage
- Surfacing materials
- pedestrian routes to/from the development;

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

2. The development hereby permitted shall not be commenced until details of the 2.4m x 43m visibility splays in both directions have been submitted to and approved in writing by the Local Planning Authority. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use.

REASONS

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

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

Future construction of the access and associated works shall require a Highway Works Agreement with Staffordshire County Council. The applicant will be required to secure the Agreement if/when any future detailed permission is granted. The link below is to the Highway Works Information Pack including an application form. For information only at this stage.

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



Highways Agreements - Staffordshire County Council

A development of 9 dwellings, if approved, will require technical approval under S7 Staffordshire Act 1983 and either adoption under S38 or exemption for private road under S219 to S226 Highways Act 1980

NOTES TO PLANNING OFFICER

Application is for PiP for up to 9 dwellings.

No detailed plans are provided. Access point will require careful consideration to provide visibility splays, safe pedestrian links and access to an appropriate standard of road.

It will be for the developer to demonstrate that safe and reasonable access can be provided for all users, vehicular and pedestrian. This is unlikely to be off Hot Lane.

Current records show that there were no Personal Injury Collisions on Rudyard Road (or Hot Lane) within 50m either side of the site frontage in the previous five years.

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