

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/2025/0440V2

Officer: T. Lunn

Date Received: 09/03/2026

Date: 23/03/2026

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

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

Conditional

Site Visit – 20/03/2026

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 development site is located on Rownall Road (Road No. C0083) a C classified road. Along the section of Rownall Road fronting the site the road is subject to a 60-mph speed limit; there are streetlights but no footways.

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 agricultural field.

Access;

Access to the site will be via a proposed new access and private access drive detailed on submitted Drg No. 2022-2744-11 Rev C.

Visibility;

Visibility plays at the proposed new access have been provided 2.4m x 215m in both directions (as detailed in Drg No. 2022-2744-11 Rev C however the cutting back of vegetation is necessary to ensure the visibility plays are clear and unobstructed.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2025/0440) subject to the following conditions:

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:

- layout and disposition of buildings;
- Provision of parking, turning, and servicing within the site curtilage;
- Means of surface water drainage;
- means of preventing surface water flowing onto the highway;
- Surfacing materials

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

The development hereby permitted shall not be brought into use until the access to the site within the limits of the public highway has been completed.

The development hereby permitted shall not be brought into use until the private access drive has been provided as shown on plan Drg No. 2022-2744-11 Rev C and shall thereafter be maintained for the life of the development.

The development hereby permitted shall not be brought into use until the visibility splays at the access onto Rownall Road shown on plan Drg No. 2022-2744-11 Rev C 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.

The development hereby permitted shall not be brought into use until the new footway shown on Drg No. 2022-2744-11 Rev C has been provided.

REASONS

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

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The construction of the access shall likely require a Works Agreement with Staffordshire County Council. The applicant is advised to begin this process well in advance of any works taking place in order to meet any potential timescales. Please follow the link below for further information including how to apply online.

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

Staffordshire County Council as Highway Authority would not formally adopt the proposed development, however, the development will require approval under Section 7 of the Staffordshire Act 1983. This Form X does not constitute a detailed design check. The applicant is requested to contact Staffordshire County Council to ensure that approvals and agreements are secured before commencement of works. It will, therefore, be necessary for maintenance/management arrangements for the access road and internal layout to be submitted to the Highway Authority with a view to securing an exemption under Section 219 of the

Highways Act 1980. Although the road layout will not be to adoptable standard, the roadways within the site will still need to be constructed to be fit for purpose.

NOTES TO PLANNING OFFICER

An indicative layout has been submitted but as the application is in outline with all matters reserved except of access, the layout has not been considered and should not be construed as being approved. Parking should be provided at a minimum of 2 spaces for up to 3 bed dwellings and 3 spaces for 4 bed and over. Garages shall be constructed to minimum internal dimensions of 3m wide x 6m long (single garage) 6m wide by 6m long (double garage).

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