



**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:** OUTLINE

**Applicant:**

Mr L Clarke CCP Developments (Stone) Limited C/O Agent,  
 Mr Alan Corinaldi-Knott, Knights, The Brampton, Newcastle  
 under Lyme, ST5 0QW

**Officer:** David Plant

**Our Reference:** SMD20250243V3

**District Reference:** SMD/2025/0243

**Date Received:** 25-Mar-2026

**Date Responded:** 01-Apr-2026

**Particulars of Development:**

Outline planning permission with some matters reserved for access for residential development and associated landscaping and on-site infrastructure

\*Revised Information\*

**Location of Development:**

Land East of Manifold Drive and South of Rakeway Road, Manifold Drive, Cheadle

**Recommendation Summary:** Conditional

**Site Visit Conducted on:** 18-Mar-2026

**CONDITIONS**

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:

- Layout and disposition of roads and building;
- Provision of parking, turning and servicing within the site curtilage;
- Means of surface water drainage
- Surfacing materials

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 brought into use until the visibility splays of 2.4m x 43m in both directions shown on plan SCP/220469/D02/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.

3. The development hereby permitted shall not be brought into use until the highway works broadly comprising junction, footway on the site frontage (partial) dropped crossings (pram crossings) connecting to existing, have been constructed and completed generally in accordance with, but subject to technical approval of, the submitted plan SCP/220469/D02/C

4. No part of the development permitted by this consent shall be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall set out proposals (including a timetable) to promote travel by sustainable modes which are acceptable to the Local Planning Authority. The Travel Plan shall be implemented in accordance with the timetable set out in that plan unless otherwise agreed in writing by the Local Planning Authority. Reports demonstrating



progress in promoting sustainable transport measures shall be submitted annually on each anniversary of the date of the planning consent to the Local Planning Authority for approval for a period of five years from first occupation of the development permitted by this consent.

## REASONS

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

3, 4 To comply with SMDC Local Plan Policy T1 and T2; to encourage alternative modes of transport.

## IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

This Form X is issued on the understanding that the developer enters into a Section 106 Agreement to secure the following:

Residential Travel Plan Sum £3000; School Travel Plan Sum £5000; bus stop upgrade on Derwent Drive £43120; improvements to pedestrian routes towards Town Centre £21000  
Total S106 of 72120

The conditions requiring highway works (comprising junction, footway on the site frontage (partial) dropped crossings (pram crossings) connecting to existing) shall require a Highway Works Agreement with Staffordshire County Council. The applicant is requested to contact Staffordshire County Council in order to secure the Agreement. The link below is to the Highway Works Information Pack including an application form. Please complete and send to the address indicated on the application form or email to ([highway.agreements@staffordshire.gov.uk](mailto:highway.agreements@staffordshire.gov.uk)). The applicant is advised to begin this process well in advance of any works taking place in order to meet any potential timescales.

<https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx>  
Highways Agreements - Staffordshire County Council

This estate road and drainage layout will require Technical Approval under Section 7 of the Staffordshire Act 1983 and will require an agreement under Section 38 of the Highways Act 1980 if it is to be adopted as 'highway maintainable at public expense'. There are detailed issues that need to be approved in order to achieve technical approval under that process and the developer should be advised to contact Staffordshire County Council to ensure that approvals and agreements are secured before commencement of works. The obtaining of planning permission for this design/layout will not be considered as a reason to relax the required technical standards for the adoption of the road and drainage and any changes may necessitate the submission of further planning applications. If the road is to be private then the residents should be advised that they may be taking on the responsibilities and liabilities of the highway authority with regards to maintenance, snow clearance etc and are advised to take advice on public liability insurance against claims associated with those responsibilities. Please see <https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx> and contact Staffordshire County Council at [road.adoptions@staffordshire.gov.uk](mailto:road.adoptions@staffordshire.gov.uk) to ensure that approvals and exemptions are secured before commencement of works.

## NOTES TO PLANNING OFFICER

Application is outline for access for a residential development.

Highways initially recommended refusal. Since then, extensive constructive discussions have taken place between SCC Highways and Transport Consultant which have addressed highways issues.

Representations have been received directly by highways from local objectors. There are two main objections - 1. That there is an alternative access onto Rakeway which should be used and 2 That the proposed access point is close to the brow of a hill..

Highways view is:

1. that the access off Rakeway is not within the red line and does not form part of the application site.
2. the brow of the hill is approximately 65m from the proposed access point. Manifold Drive is subject to a speed limit of 30mph. Visibility splay required for a speed limit of 30mph is 43m. The brow of the hill is outside the required visibility splay for this proposed access.

Appropriate visibility splays are proposed and conditioned. Proposed access can provide a safe and reasonable access for all users in compliance with current standards.

Site is located approx 1.5km from Cheadle town centre. Manifold Drive is on a bus route. Improvements to a bus stop on Derwent Drive have been agreed with a contribution under S106. This will improve facilities for bus users.

S106 contributions to Travel Plans, Bus Stop improvements and pedestrian route improvements have been agreed with the developer.

Current records show that there were no Personal Injury Collisions on Manifold Drive within 50m either side of the proposed access in the previous five years.

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