

Our ref: NH/26/16248
Your ref: DOC/2023/0068

Staffordshire Moorlands District Council

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4th June 2026

Via email: Planning@staffsmoorlands.gov.uk

Dear Sir or Madam,

**Submission of details reserved by Conditions 14 and 19 of SMD/2021/0418
(Residential development for 200 dwellings, formation of public open space,
provision of access and associated drainage and engineering works – Land At
Land South East Of A521 , Uttoxeter Road , Draycott In The Moors , Staffordshire**

Thank you for consulting National Highways (formally Highways England) on the above-mentioned variation of conditions application.

National Highways has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth.

In responding to sustainable development consultations, we have regard to DfT Circular 01/2022: The Strategic Road Network and the Delivery of Sustainable Development ('the Circular'). This sets out how interactions with the Strategic Road Network should be considered in the making of plans and development management proposals. In addition to the Circular, the response set out below is also in accordance with the National Planning Policy Framework (NPPF) and other relevant policies.

The SRN in the vicinity of the development is the A50 trunk roads.

Planning application reference **SMD/2021/0418** relates to a residential development of 200 dwellings, formation of public open space, provision of access and associated drainage and engineering works. Planning consent was approved on 16th June 2026.

Condition 14 of the Decision Notice for planning consent reference SMD/2021/0418 states:

“Prior to the first occupation of the approved development, the details of the maintenance schedule for the surface water system and below ground storage area, together with full details of the mechanisms, including any proposed responsible body, intended to secure the implementation of the maintenance schedule, shall be submitted to and approved in writing by the Local Planning Authority, in consultation with National Highways. The approved maintenance schedule shall be implemented for the lifetime of the development. Any alteration to this maintenance schedule shall be approved in writing by the Local Planning Authority in consultation with National Highways prior to any deviation from it.”

National Highways had been in communication with the developer regarding a Section 100 agreement under the Highways Act 1980. However, from our records there is no indication that this agreement was signed by the developer. In light of this we can not discharge this condition until this agreement is signed to ensure the safe operation of the SRN.

Condition 19 of the Decision Notice for planning consent reference SMD/2021/0418 states:

- a) The archaeological site work shall be implemented in full in accordance with the approved written scheme of archaeological investigation (June 2021) submitted in support of the application.*
- b) The development shall not be occupied until the site investigation and post-fieldwork assessment has been completed in accordance with the approved written scheme of archaeological investigation and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.*

This work shall be carried out by an appropriately experienced archaeologist(s) working to the Chartered Institute for Archaeologists’ (CIfA) Code of Conduct and relevant Standard and Guidance.

National Highways did not request this condition in light of this we have **no comments** to make on this.

Summary and Recommendation

In summary, National Highways has no comments to make on the discharge of conditions 19 and therefore has no objections to those conditions being discharged.

With respect of Condition 14, National Highways requires the Section 100 agreement to be signed before this condition can be discharged.

As such, National Highways recommends that **Condition 14 is not discharged at this time.**

If I can be of any further assistance on this matter, please do not hesitate in contacting me.

Yours sincerely,

THewitt

Thomas Hewitt
Midlands Operations Directorate
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