



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:

Debbie Evans 8, Spring View, STOKE-ON-TRENT, ST6 8PZ

Officer: David Plant

Our Reference: SMD20260201

District Reference: SMD/2026/0201

Date Received: 13-May-2026

Date Responded: 22-Jul-2026

Particulars of Development:

Outline planning application, with all matters reserved, except for access, for the erection of up to 55 dwellings.

Location of Development:

Land Off Breach Road, Brown Edge

Recommendation Summary: Conditional

Site Visit Conducted on: 27-May-2026

CONDITIONS

1. Before the proposed development is commenced, details of revised visibility splays of 2.4m x 79m to the west and 2.4m x 159m to the east shall be first submitted to and approved in writing by the local planning authority. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 600mm above the adjacent carriageway level.

2. Any garages shall have a minimum internal dimension of 6m long x 3m wide.

3. 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 and roads;
- Provision of parking, turning and servicing within the site curtilage;
- Means of surface water drainage
- Surfacing materials
- pedestrian connectivity to the existing footway network

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

4. Before the proposed development is brought into use, details of dropped kerbs and tactile paving at the access and to link to the wider existing footway network shall be first submitted to and approved in writing by the Local Planning Authority, following technical approval. The dropped kerbs and tactile paving shall thereafter be provided before the proposed development is brought into use.

5. No part of the development permitted by this consent shall be commenced until a revised and updated Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The revised, updated and agreed Travel Plan shall thereafter be appended to the S106.

REASONS

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

4 To comply with SMDC Local Plan Policy T1 and T2; to provide facilities for pedestrians,

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The construction of the access and provision of dropped crossings and tactiles 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). 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

Following reserved matters application, the works required for the proposed internal road network which are to be proposed for highway adoption require approval under Section 7 of the Staffordshire Act 1983 and will require a Section 38 of the Highways Act 1980. Please see <https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx> and contact Staffordshire County Council at road.adoptions@staffordshire.gov.uk to ensure that approvals and exemptions are secured before commencement of works.

This response is issued on the understanding that the developer enters into a S106 agreement for £3000 for Travel Plan Sum

NOTES TO PLANNING OFFICER

Application is in outline with access to be determined for up to 55 dwellings.

Transport Statement has been submitted. This includes reference to an ATC speed survey. However, the appendices are not available as part of the TS or separately on the website. Nonetheless, significantly greater visibility is available on the ground than is specified in the TS. The stated minimum required visibility is a calculated theoretical line and is not visible on the ground. The dimensions stated above show that greater than the minimum required visibility (although without appendix A) can be provided and should be, in the interests of demonstrating to non technical observers that safe visibility can be provided.

Site is on the edge of Brown Edge. An existing footway on the site frontage provides access to Brown Edge and local facilities. Site can be considered to be in a sustainable location. Condition is recommended to improve facilities for pedestrians. This condition will require works agreement with Highways and can be discharged on confirmation that technical approval application has been received. Other conditions are not intended to be discharged but are what would be expected in a reserved matters application.

A Travel Plan statement has been submitted. Alterations are required to this: Measures – A measure should be included to offer residents 4-week free bus taster tickets to promote the local bus service. We are happy with the target to reduce car driver trips, in addition to the questionnaire surveys we would require 5-day traffic counts to be carried out to demonstrate progress towards meeting this target. The Travel Plan should also include a set of mitigation measures to be implemented if targets are not being achieved.

These alterations should be carried out, the revised Travel Plan agreed and appended to the S106.

Current records show that there were no Personal Injury Collisions on Breach Road within 120m 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