

Our reference 26/CON/01006

Date 15 September 2026



City of
Stoke-on-Trent

Housing, Regeneration & Operations

Civic Centre

Glebe Street

Stoke-on-Trent

ST4 1HH

Staffordshire Moorlands District Council

Reference Number: 26/CON/01006

Location: Stewarts Farm, Brookhouse Lane, Near Armshead.

Description: Prior notification for change of use of agricultural buildings (Use Class Q) to form 3 residential dwellings (Use Class C3)

Dear Sir/Madam

Thank you for your formal consultation dated 26 August 2026 (Your Ref: DET/2026/0027 to this authority in respect of the above development.

Firstly, in accordance with the required procedures for cross boundary sites, this local planning authority has also received a prior approval application for change of use of agricultural buildings (Use Class Q) to form 3 residential dwellings (reference: 26/PRA/00953). At the time of writing, this separate prior approval application is currently undetermined however in the course of carrying out our own consultation process for this application, the following comments have been received from internal consultees.

Only the vehicle access for the above site is within the administrative boundary of this local planning authority. This authority's highways division has commented as follows: Whilst, it is noted and accepted that this is an existing vehicular access, it would be expected that the proposed residential use for 3 dwellings would typically generate more regular daily vehicle movements, predominantly by cars, when compared to vehicle movements for the existing agricultural use which potentially would be different types of vehicles. Although the highways division has no objections to this access it is considered that more information, in the form of a visibility splay drawing should have been provided, in order to demonstrate that adequate visibility onto Brookhouse Lane could be achieved at all times.

This authority's drainage officer has also been consulted on the proposals and made the following comments: Environment Agency's Indicative Flood Maps show the site and nearby area to be in a Flood Zone 1 and deemed to be at a low risk of flooding from fluvial sources. The Environment Agency's Indicative Flood Maps however show that the site and nearby area is at a high risk of surface water (pluvial) flooding. As the site and nearby area are located in an area of high surface water flooding, a flood risk assessment should have been submitted with

the above application. Given this document has not been provided, this local authority's drainage officer has formally objected to the above application.

At the time of writing, no comments have been received from this local planning authority's Environmental Health and Contamination Officers.

I hope the above comments are useful and please do not hesitate to contact me should you have any queries.

Yours sincerely

Angela Barlow

Planning Officer

[Redacted signature]

Development Management

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