

**From:** [JOHN SLATER](#)  
**To:** [Sansom, Claire](#)  
**Cc:** [James, Mark](#); [Office](#)  
**Subject:** Re: Biddulph NP & NDO  
**Date:** 07 December 2021 12:57:13

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Dear Clare

Thank you for your response.

I just wanted to clarify one point - you have referred to the ownership of the land by County Highways or the County Council as the determinate of whether land is public highway. In my experience the dedication of land as public highway does not necessarily transfer ownership and it is quite usual for public highway to be adapted even though it is private land. For example, there are times where highway rights are extinguished and the land reverts back to the freehold owner. Can you confirm that for example the roundabout at Church Road is not adopted although not owned by the County Council. Similarly Mill Hayes grass verge appears to have a statutory undertakers box situated on it as does site 80. Site 79 has street lights within the verge again indicating that it will have been adopted as public highway land although owned by the County Education Dept. Would you be able to check the sites status with the highway adoption maps on your GIS rather than just the land ownership and confirm or otherwise.

The issue is whether development on this land is covered by highways legislation and highway pd rights and therefore development on such land would not be covered by a normal planning application and hence I need to consider whether the LGS status has any value

On 3 Dec 2021, at 17:36, Sansom, Claire  
<[Claire.Sansom@staffs Moorlands.gov.uk](mailto:Claire.Sansom@staffs Moorlands.gov.uk)> wrote:

Dear John,

In response to your questions for SMDC set out below, I have checked our records and would respond as follows:

- Sites 21 and 28 are SMDC owned, so not owned by County Highways.
- Sites 47 and 68 are not owned by the District or County Council so are not highway land.
- Sites 4, 8 and 13 are all owned by County highways.
- Sites 31 and 80 are not owned by the District or County Council so are not highway land.
- Site 79 is owned by the County Council Education department.
  
- In terms of other sites proposed as LGS in the Neighbourhood Plan owned by County Highways, this applies to site 62.
- The attached Word document shows sites 6 and 76 which are partially owned by County Highways.
  
- Site 41 is not designated as Local Green Space in the Local Plan.

- Apart from sites 20 and 85, the only other site identified as deliverable in the Council's SHLAA is Site 25 – Knypersley Green Space (site BD131b in the SHLAA).

I hope this is useful.

Kind regards

Claire Sansom  
Planning Officer, Development Services  
Staffordshire Moorlands District Council & High Peak Borough Council

T: 01538 395 400 ext. 4137

E: [claire.sansom@staffsmoorlands.gov.uk](mailto:claire.sansom@staffsmoorlands.gov.uk) or [claire.sansom@highpeak.gov.uk](mailto:claire.sansom@highpeak.gov.uk)

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**From:** JOHN SLATER <[johnslaterplanning@gmail.com](mailto:johnslaterplanning@gmail.com)>

**Sent:** 03 December 2021 12:44

**To:** Sansom, Claire <[Claire.Sansom@staffsmoorlands.gov.uk](mailto:Claire.Sansom@staffsmoorlands.gov.uk)>

**Cc:** James, Mark <[Mark.James@highpeak.gov.uk](mailto:Mark.James@highpeak.gov.uk)>; Office <[office@biddulph-tc.gov.uk](mailto:office@biddulph-tc.gov.uk)>

**Subject:** Re: Biddulph NP & NDO

Dear Clare and Sarah

You will be pleased to hear that I have started work drafting my examination report. I have been looking closely at the proposed LGS designations and I have a number of questions, which hopefully be clarified easily.

BTC- On Site 19 the most northerly open space of the 4 is not shown on the larger scale map of that part of the town. Is that a mapping area or is it intended to designate just the 3 spaces?

- Can I be provided with better OS based maps showing the extent of the individual LGS spaces proposed within Greenway Bank LGS site 32.

SMDC- Can you confirm whether the following sites form part of the public highway - , sites 21, 28, 47 and 68. I have concluded that sites 4,8,13,31,79 and 80 are likely to be highway land- can you confirm that is correct and whether any of the other LGS areas are part of the highway which I may have missed.

- Can you confirm that site 41 is a local green space already designated in the Local Plan. The BTC's information sheet implies that it is but on the interactive web page it did not come up as LGS designated by the green dotted lines.

- Finally apart from sites 20 and 85, are there any other LGS sites identified as deliverable in the Council's SHLAA.

An early response will allow me to finalise that part of my report. Can a copy of this email and the respective responses be placed on the two websites please.

On 25 Nov 2021, at 16:36, JOHN SLATER  
<[johnslaterplanning@gmail.com](mailto:johnslaterplanning@gmail.com)> wrote:

Dear Claire

Thank you for contacting me and I have indeed received all the responses. I hope to start drafting my report in the next week or so, and once that is underway there may be specific questions that I need quick responses to but otherwise I do not think there will be much I need from either the Town Council or yourselves until I submit my fact check version of the final report. I normally ask for a 7 day turn around on that fact check.

I imagine you will have my report before Christmas.

On 24 Nov 2021, at 14:23, Sansom, Claire  
<[Claire.Sansom@staffs Moorlands.gov.uk](mailto:Claire.Sansom@staffs Moorlands.gov.uk)> wrote:

Dear John,

I trust that you are in receipt of the Council's responses to your initial comments document.

As we are getting closer to the Christmas holiday period, I was wondering whether you have a schedule in mind as to when you will need further input from the District Council?

This will help us to plan our resources in the run up to Christmas. I'm sure this information would also help the Town Council in the same way.

Many thanks

Claire Sansom  
Planning Officer, Development Services  
Staffordshire Moorlands District Council & High Peak  
Borough Council

T: 01538 395 400 ext. 4137

E: [claire.sansom@staffsmoorlands.gov.uk](mailto:claire.sansom@staffsmoorlands.gov.uk) or  
[claire.sansom@highpeak.gov.uk](mailto:claire.sansom@highpeak.gov.uk)

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Kind regards

John Slater BA(Hons) DMS MRTPI

John Slater Planning Ltd

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Kind regards

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<LGS Further Information for Examiner 3 12 21.docx>

Kind regards

John Slater BA(Hons) DMS MRTPI

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