Abberley, Z e

From: planning@staffmoorlands.gov.uk
Sent: 26 November 2014 10:42
To: Planning (SMDC)
Subject: Comment Received from Public Access

Application Reference No. : SMD/2014/0576 RS
Site Address: Land At Blythe Park Sandon Road Cresswell Staffordshire
Comments by: John
From: Holdcroft
3
Green Park
Fulford
Stoke-on-Trent
Staffordshire
ST11 9RT
Phone:
Email:
Submission: Objection
Comments: 3, Green Park,

Fulford,

Stoke-on-Trent.

ST11 9RT 26 November 2014

Dear Sir,

PLANNING APPLICATION No. SMD/2014/0576

PROPOSED ERECTION OF 168 HOUSES AND EXPANSION OF BLYTHE BUSINESS PARK IN THE HAMLET OF CRESSWELL

I have examined the information provided in respect of this planning application, and I am personally familiar with the sites and the local area.

I WISH TO REGISTER THE STRONGEST POSSIBLE OBJECTION TO BOTH THESE PROPOSALS.

The proposals for housing and extension of the business park would have a very significant visual impact in the local area and wider locality.

The sites and their surroundings are situated within the Special Landscape Area designated in the Staffordshire Moorlands Local Plan, meaning that planning permission will not be granted for development which would materially detract from the high quality of the landscape because of its siting, scale, design, or materials. The housing proposal and the business park proposal would both contravene these objectives. The proposals do not accord with the published and approved Local Plan of Staffordshire Moorlands District Council.

The existing business park is clearly an anathema, which would not have been permitted under current and more enlightened planning policy and regulation. It is an alien and intrusive feature in an otherwise unspoiled landscape comprising mainly pasture land divided by hedges and trees, farmsteads, tracks, and small settlements.

The proposed extension to the business park would represent a further unwelcome intrusion into the green belt, and should be refused.

Both parts of the current proposals would involve building on greenfield land which has only ever been used for natural or agricultural purposes.

Current Government Planning Policy stipulates that green belt land should only ever be used for building in the most exceptional circumstances.

NO SUCH EXCEPTIONAL CIRCUMSTANCES EXIST IN THIS CASE.

The proposal for housing does not accord with Government policy for sustainable housing which stipulates that housing development should be located near existing centres of population, especially towns and cities, where supporting infrastructure exists in terms of transport, social amenities, and education. The schools in the local area, at Blythe Bridge, Meir Heath, and Fulford are full to capacity, and the current proposal would undoubtedly bring the need for a purpose-built new school. This would, in turn, have an on-going future effect on local provision for secondary and further education.

The housing proposal is also in contravention of Staffordshire Moorlands District Council¿s core strategy and local plan for housing.

To propose to increase the size of the existing hamlet by more than 200% is unacceptable, unjustifiable, and un-necessary.

The road from Draycott-in-the Moors to Hilderstone already carries an excessive amount of traffic, (as many as 1,500 vehicles per hour have been recorded in Hilderstone at peak times), and has been the subject of much concern and investigation by residents, local councils, the highways authority, and the constituency MP, Sir William Cash. As a result of this, the highways authority has erected severe traffic calming measures at each end of Hilderstone Village, and signs warning of the unsuitability of the road for heavy commercial vehicles have been erected at Draycott, Hilderstone, and Sandon. Clearly, the same road is equally unsuitable for heavy commercial vehicles in Cresswell. Parts of the road between Draycott and Cresswell are of insufficient width to permit the passage of two vehicles.

Public transport links are minimal and the proposed housing development would undoubtedly lead to a large increase in the numbers of private cars, whilst the proposed expansion of the business park would result in an increase in the number of cars, and a large increase in the numbers of heavy commercial vehicles on a road which is already grossly over stretched. The indicated intention to construct a roundabout at the proposed new site entrance would further exacerbate these problems, and present further unwelcome, unacceptable, and ongoing problems for the residents.

Areas of the land in question are defined as flood plain by the Environment Agency, and further building would not only be at risk of flooding itself, but would also exacerbate the problem by increasing the amount of hard surfacing, with the consequent increase in water run-off, and a reduction in the area of permeable and absorbent land.

The site has a known historical problem with the presence of toxic waste resulting from the previous operations of the colour works, and this is known to your authority from your previous involvement with the land owner when, some years ago, additional soil was placed on top of the toxic waste. It is clear from this that the toxic waste still exists on the site.

I request you to take my views and objections into consideration in the determining of this application.

Yours faithfully,

J.R.Holdcroft. ARIBA

Chartered Architect

To:

The Chief Executive,

Staffordshire Moorlands District Council,

Moorlands House,

Stockwell street,

Leek,

Staffordshire

ST13 6HQ

Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

Name: Keith and Beverley Shotton.
Address: 34 SANDON RD
CRESSWELL. STOKE-on-TRENT
Postcode: ST11 9RB

For the attention of Ms Rachael Simpkin, Planning Officer

POST ROOM
REC'D 18 NOV 2014

Dear Ms Simpkin

Ref: Planning Application No: SMD/2014/0576

Proposed erection of 168 houses and the expansion of Blythe Business Park in the hamlet of Cresswell.

I/We write in connection with the above planning application. I/We have examined the plans and I/we know the site well. I/We wish to object strongly to the development of theses houses and expansion of the Blythe Business Park in this location.

Infrastructure is not in place to enable the housing and expansion of the business park to take extra traffic not only from the construction traffic that will be needed, but the aftermath of up to an extra 160 plus cars going on and off the estate. This does not take into account the extra traffic that will be going on and off the business park if expanded.

Local schools will not be able to take more children as the schools in Fulford and Blythe Bridge are full.

I/We have concerns for Biodiversity Action Plan Species which are present and mitigation measures to move those species is simply unsuitable.

I/We also have grave concerns with the toxic waste that has been buried in and around the hamlet of Cresswell. This is a serious issue that needs further investigation, not only for the proposed housing but how will this effect the residents living here at present if the ground is disturbed. Localised flooding is also an issue in the hamlet of Cresswell.

If this application is to be decided by councilors, please take this as notice that I/We would like to speak at the meeting of the committee at which this application is expected to be decided. Please let me/us know as soon as possible the date of the meeting.

Yours faithfully

3, Green Park,
Fulford,
Stoke-on-Trent.
ST11 9RT

12 November 2014

Dear Sir,

PLANNING APPLICATION No. SMD/2014/0576
PROPOSED ERECTION OF 168 HOUSES AND EXPANSION OF BLYTHE BUSINESS PARK IN THE HAMLET OF CRESSWELL

I have examined the information provided in respect of this planning application, and I am personally familiar with the sites and the local area.

I WISH TO REGISTER THE STRONGEST POSSIBLE OBJECTION TO BOTH THESE PROPOSALS.

The proposals for housing and extension of the business park would have a very significant visual impact in the local area and wider locality.
The sites and their surroundings are situated within the Special Landscape Area designated in the Staffordshire Moorlands Local Plan, meaning that planning permission will not be granted for development which would materially detract from the high quality of the landscape because of its siting, scale, design, or materials. The housing proposal and the business park proposal would both contravene these objectives. The proposals do not accord with the published and approved Local Plan of Staffordshire Moorlands District Council.

The existing business park is clearly an anathema, which would not have been permitted under current and more enlightened planning policy and regulation. It is an alien and intrusive feature in an otherwise unspoiled landscape comprising mainly pasture land divided by hedges and trees, farmsteads, tracks, and small settlements. The proposed extension to the business park would represent a further unwelcome intrusion into the green belt, and should be refused.
Both parts of the current proposals would involve building on greenfield land which has only ever been used for natural or agricultural purposes.

Current Government Planning Policy stipulates that green belt land should only ever be used for building in the most exceptional circumstances.
NO SUCH EXCEPTIONAL CIRCUMSTANCES EXIST IN THIS CASE.

The proposal for housing does not accord with Government policy for sustainable housing which stipulates that housing development should be located near existing centres of population, especially towns and cities, where supporting infrastructure exists in terms of transport, social amenities, and education. The schools in the local area, at Blythe Bridge, Meir Heath, and Fulford are full to capacity, and the current proposal would undoubtedly bring the need for a purpose-built new school. This would, in turn, have an on-going future effect on local provision for secondary and further education.
The housing proposal is also in contravention of Staffordshire Moorlands District Council's core strategy and local plan for housing.
To propose to increase the size of the existing hamlet by more than 200% is unacceptable, unjustifiable, and un-necessary.

3, Green Park,
Fulford,
Stoke-on-Trent
ST11 9RT

12 November 2015

Dear Sir,

PLANNING APPLICATION for SUNVANT HOUSE
PROPOSED REDEVELOPMENT OF THE HOUSE AND EXPANSION OF BUSINESS PARK
PARK IN THE PARISH OF STOKE-LAVELL

I have examined the information provided in respect of the above planning application. As an ordinary family with the wife and the local area.

I WISH TO REGISTER THE STRONGEST POSSIBLE OBJECTION TO BOTH THESE PROPOSALS.

The proposals for massive and expansion of the business park would have a very significant visual impact on the landscape and wildlife locally.
The area and their surroundings are allocated within the Special Landscape Area designated in the Staffordshire Moorlands Local Plan, meaning that planning permission should not be granted for development which would materially detract from the high quality of the landscape. Business premises in this setting, isolated, or inappropriate. The building proposed for the business park proposal would both contravene these objectives. The proposals do not accord with the published local plan of Staffordshire Moorlands District Council.

The existing business park is only an anachronism, which should not have been permitted under current and more enlightened planning policy and consultation. It is an eyesore and intrusive feature in an otherwise unspoiled landscape comprising mainly pasture land divided by hedges and trees, hamlets, inns, and small settlements.
The proposed extension to the business park would represent a further unacceptable intrusion into the open hill, and should be refused.
Both parts of the current proposals would involve building on greenfield land which has only ever been used for farming or agricultural purposes.

Current Government Planning Policy indicates that open and land should only be used for building in the most exceptional circumstances.
NO SUCH EXCEPTIONAL CIRCUMSTANCES EXIST IN THIS CASE.

The proposed for housing does not accord with Government policy for sustainable housing which stipulates that housing development should be located near existing centres of population, especially towns and cities, where supporting infrastructure exists in terms of transport, social amenities, and education. The schools in the local area are Upper Elmley, St. Anne's Lodge, and Fulford and full to capacity, and the central primary would unrealistically bring the need for a purpose built new school. This would, in turn, have an overpowering urban effect on local provision for secondary and further education.
The housing proposal is also in contravention of Staffordshire Moorlands District Council's core strategy and local plan for housing.
To propose to increase the size of the existing village by more than 300% is unreasonable, inappropriate, and unnecessary.

The road from Draycott-in-the Moors to Hilderstone already carries an excessive amount of traffic, (as many as 1,500 vehicles per hour have been recorded in Hilderstone at peak times), and has been the subject of much concern and investigation by residents, local councils, the highways authority, and the constituency MP, Sir William Cash. As a result of this, the highways authority has erected severe traffic calming measures at each end of Hilderstone Village, and signs warning of the unsuitability of the road for heavy commercial vehicles have been erected at Draycott, Hilderstone, and Sandon. Clearly, the same road is equally unsuitable for heavy commercial vehicles in Cresswell. Parts of the road between Draycott and Cresswell are of insufficient width to permit the passage of two vehicles.

Public transport links are minimal and the proposed housing development would undoubtedly lead to a large increase in the numbers of private cars, whilst the proposed expansion of the business park would result in an increase in the number of cars, and a large increase in the numbers of heavy commercial vehicles on a road which is already grossly over stretched. The indicated intention to construct a roundabout at the proposed new site entrance would further exacerbate these problems, and present further unwelcome, unacceptable, and ongoing problems for the residents.

Areas of the land in question are defined as flood plain by the Environment Agency, and further building would not only be at risk of flooding itself, but would also exacerbate the problem by increasing the amount of hard surfacing, with the consequent increase in water run-off, and a reduction in the area of permeable and absorbent land.

The site has a known historical problem with the presence of toxic waste resulting from the previous operations of the colour works, and this is known to your authority from your previous involvement with the land owner when, some years ago, additional soil was placed on top of the toxic waste. It is clear from this that the toxic waste still exists on the site.

I request you to take my views and objections into consideration in the determining of this application.

Yours faithfully,

Mrs. D.C.Holdcroft.

To:

The Chief Executive,
Staffordshire Moorlands District Council,
Moorlands House,
Stockwell street,
Leek,
Staffordshire
ST13 6HQ

The road from Hungerford to the Lodge in Hilderstone already carries an average volume of traffic — approximately 1,240 vehicles per hour, have been recorded in highest one week figure), and has been the subject of much concern and representation by residents and councils, the highways authority, and the constituency MP, Mr William Ashe. As a result of this, the highways authority has granted planning permission subject to certain conditions, such as the provision of a new footway and a pedestrian crossing at the junction of the main road and the lane to Hilderstone Village, and a pre-warning of the possibility of a heavy commercial vehicle have been carried out. However, the statutory consultee, Clearly, the same road is equally unsuitable for heavy commercial vehicles in Greenwell Parish, the road between Dorwell and Greenwell are of insufficient width to permit the passage of two vehicles.

Public transport links are minimal and the proposed housing development would undoubtedly lead to a large increase in the number of private cars, which the proposed expansion of the business park would result in a further increase in the number of cars, and a large increase in the number of heavy commercial vehicles on a road which is already heavily over-stretched. The balanced attention to consulted a consultant at the proposed new site authorities would further exacerbate these problems, and present further unsafe, unacceptable, and ongoing problems for the residents.

Some of the land in question was declared as flood plan by the Environment Agency, and further building would only be at risk of flooding itself, but would also exacerbate the problem by increasing the amount of hard surfacing, with the consequent increase in water run off, and a reduction in the area of permeable and absorbent land.

This has also been a known historical problem with the premises of to do waste resulting from the previous occupants of the colour works, and this is known to your authority from your previous involvement with the road course vision, some years ago, additional traffic was placed on top of the road waste. It is clear from this that the road waste still exists on the site.

I request you to take my across and also a large site consideration in the final planning application.

Yours faithfully,

Mrs. D.C. Holland.

To,

The Chief Executive,
Wellington-in-Mandeville District Council
Shoulder-de-Mare
Stockland Green,
[illegible]
Mandeville
[illegible]

3, Green Park,
Fulford,
Stoke-on-Trent.
ST11 9RT

12 November 2014

Dear Sir,

PLANNING APPLICATION No. SMD/2014/0576
PROPOSED ERECTION OF 168 HOUSES AND EXPANSION OF BLYTHE BUSINESS PARK IN THE HAMLET OF CRESSWELL

I have examined the information provided in respect of this planning application, and I am personally familiar with the sites and the local area.

I WISH TO REGISTER THE STRONGEST POSSIBLE OBJECTION TO BOTH THESE PROPOSALS.

The proposals for housing and extension of the business park would have a very significant visual impact in the local area and wider locality.
The sites and their surroundings are situated within the Special Landscape Area designated in the Staffordshire Moorlands Local Plan, meaning that planning permission will not be granted for development which would materially detract from the high quality of the landscape because of its siting, scale, design, or materials. The housing proposal and the business park proposal would both contravene these objectives. The proposals do not accord with the published and approved Local Plan of Staffordshire Moorlands District Council.

The existing business park is clearly an anathema, which would not have been permitted under current and more enlightened planning policy and regulation. It is an alien and intrusive feature in an otherwise unspoiled landscape comprising mainly pasture land divided by hedges and trees, farmsteads, tracks, and small settlements. The proposed extension to the business park would represent a further unwelcome intrusion into the green belt, and should be refused.
Both parts of the current proposals would involve building on greenfield land which has only ever been used for natural or agricultural purposes.

Current Government Planning Policy stipulates that green belt land should only ever be used for building in the most exceptional circumstances.
NO SUCH EXCEPTIONAL CIRCUMSTANCES EXIST IN THIS CASE.

The proposal for housing does not accord with Government policy for sustainable housing which stipulates that housing development should be located near existing centres of population, especially towns and cities, where supporting infrastructure exists in terms of transport, social amenities, and education. The schools in the local area, at Blythe Bridge, Meir Heath, and Fulford are full to capacity, and the current proposal would undoubtedly bring the need for a purpose-built new school. This would, in turn, have an on-going future effect on local provision for secondary and further education.
The housing proposal is also in contravention of Staffordshire Moorlands District Council's core strategy and local plan for housing.
To propose to increase the size of the existing hamlet by more than 200% is unacceptable, unjustifiable, and un-necessary.

A. Green Park
Fulford
Selby North
SY11 3BT

12 November 2011

Dear Sir

PLANNING APPLICATION NO. 88/1/SOUTHBY
PROPOSED ELECTIONS OF 188 HOUSES AND DEVELOPMENT OF SELVILLE BUSINESS PARK IN THE HAMLET OF OBSERVOIL

I have examined the information provided in respect of this planning application, and I am personally familiar with the site and the local area.

I WISH TO MAKE THE FOLLOWING OBJECTION TO PART THE SE PROPOSALS.

The proposals for housing and extension of the business park would have a very significant visual impact in the local area and wider benefit.
The area and deer sanctuary are marked within the Special Landscape Area designated in the Selville-Ashby Borough Local Plan, meaning that planning permission will not be granted for development which would materially detract from the high quality of the landscape because of its setting, scale, design, or materials. The housing proposal and the business park proposal would both contravene these objectives. The proposals do not accord with the published and approved Local Plan of Selville-Ashby Borough District Council.

The existing business park is clearly an anomaly, which would not have been permitted under current and more enlightened planning policy and regulation. It is an isolated industrial feature in an otherwise unspoiled landscape comprising mostly pasture land divided by hedges and lines, homesteads, farms, and small settlements. The proposed extension to the business park would represent a further encroachment into the green belt, and should be resisted.
Both parts of the current proposals would involve building on greenfield land which has only ever been used for agricultural or equestrian purposes.

Current government planning policy stipulates that green field land should only ever be used for building in the most exceptional circumstances.
NO SUCH EXCEPTIONAL CIRCUMSTANCES EXIST IN THIS CASE.

The proposal for housing does not accord with local planning policy for sustainable housing which stipulates that housing developments should be located near existing centres of population, especially towns and villages, where supporting infrastructure exists in terms of transport, social amenities and schools. The schools in the local area – Ashby Junior, Alan Ashby, and Ashby Secondary – are all oversubscribed, and the existing pressure would inevitably bring the need for a purpose-built new school. This would, in turn, have an increasing future effect on local provision for secondary and further education.
The housing proposal is also in conflict with, or diminishes, the Selville-Ashby Local Council's core strategy and local plan for housing.
The proposals to increase the size of the existing hospital by more than 100% – from existing capacity of 300 beds to 600 beds – is also of concern.

The road from Draycott-in-the Moors to Hilderstone already carries an excessive amount of traffic, (as many as 1,500 vehicles per hour have been recorded in Hilderstone at peak times), and has been the subject of much concern and investigation by residents, local councils, the highways authority, and the constituency MP, Sir William Cash. As a result of this, the highways authority has erected severe traffic calming measures at each end of Hilderstone Village, and signs warning of the unsuitability of the road for heavy commercial vehicles have been erected at Draycott, Hilderstone, and Sandon. Clearly, the same road is equally unsuitable for heavy commercial vehicles in Cresswell. Parts of the road between Draycott and Cresswell are of insufficient width to permit the passage of two vehicles.

Public transport links are minimal and the proposed housing development would undoubtedly lead to a large increase in the numbers of private cars, whilst the proposed expansion of the business park would result in an increase in the number of cars, and a large increase in the numbers of heavy commercial vehicles on a road which is already grossly over stretched. The indicated intention to construct a roundabout at the proposed new site entrance would further exacerbate these problems, and present further unwelcome, unacceptable, and ongoing problems for the residents.

Areas of the land in question are defined as flood plain by the Environment Agency, and further building would not only be at risk of flooding itself, but would also exacerbate the problem by increasing the amount of hard surfacing, with the consequent increase in water run-off, and a reduction in the area of permeable and absorbent land.

The site has a known historical problem with the presence of toxic waste resulting from the previous operations of the colour works, and this is known to your authority from your previous involvement with the land owner when, some years ago, additional soil was placed on top of the toxic waste. It is clear from this that the toxic waste still exists on the site.

I request you to take my views and objections into consideration in the determining of this application.

Yours faithfully,

J.R.Holdcroft. ARIBA
Chartered Architect

To:

The Chief Executive,
Staffordshire Moorlands District Council,
Moorlands House,
Stockwell street,
Leek,
Staffordshire
ST13 6HQ

The road from Dryvent in the Moors to Hillbrooke already carries an extraordinary volume of traffic, far more than its 1,800 residents ever intended. Lilac Cottage, a small parish house, and has been the subject of much concern and investigation by residents, local councils, the highways authority, and the constituency MP, Sir William Carter. As a result of this, the highways authority has created severe traffic calming measures at each end of Hillbrooke Village, and signs warning of the unsuitability of the road for heavy commercial vehicles have been erected at Dryvent, Hillbrooke, and Stanton Cliffs. The entire road is equally unsuitable for heavy commercial vehicles in the section of the road between Dryvent and Crosswell due to its insufficient width to pass and the passage of two vehicles.

Hillbrooke Village and Hills are rural and the proposed housing development would undoubtedly lead to a large increase in the numbers of private cars, whilst the proposed expansion of the business park would result in an increase in the number of cars, and a large increase in the numbers of heavy commercial vehicles on a road which is already grossly over-burdened. The increased attention to constructed a roundabout at the proposed new site entrance would further exacerbate those problems, and present further new issues, unacceptable, and ongoing problems for the residents.

Areas of the land in question are defined in a local plan by the Environment Agency, and further building would not only be at risk of flooding itself, but would also exacerbate the problem by increasing the amount of hard surfaces, with the consequent increase in water run-off, and a reduction in the area of permeable, and absorbent, land.

The site has a known historical problem with the presence of toxic waste resulting from the previous operations of the cotton works, and this is known to your authority from poor previous investigations, with no land owner when, some years ago, additional soil was placed on top of the toxic waste. It is clear from this that the toxic waste still exists on the site.

I request you to take my views and objections into consideration in the determination of this application.

Yours faithfully,

J.R. Hartnell, ARIBA
Chartered Architect

To:

The Chief Executive,
Huddersfield Metropolitan District Council,
Mountains Tower,
Huddersfield street,
Leeds,
Mountainshire
HD1 2R TG

12 Sandon Close,
Cresswell,
Stoke on Trent,
Staffordshire,
ST11 9RL.

11th November 2014

Dear Mr Wardle,

PLANNING APPLICATION No. SMD/2014/0576
PROPOSED ERECTION OF 168 HOUSES AND EXPANSION OF BLYTHE BUSINESS PARK IN THE HAMLET OF CRESSWELL

I have examined the information provided in respect of this planning application, and I am personally familiar with the sites and the local area.

I WISH TO REGISTER THE STRONGEST POSSIBLE OBJECTION TO BOTH THESE PROPOSALS.

The proposals for housing and extension of the business park would have a very significant visual impact in the local area and wider locality.

The sites and their surroundings are situated within the Special Landscape Area designated in the Staffordshire Moorlands Local Plan, meaning that planning permission will not be granted for development which would materially detract from the high quality of the landscape because of its siting, scale, design, or materials. The housing proposal and the business park proposal would both contravene these objectives. The proposals do not accord with the published Local Plan of Staffordshire Moorlands District Council.

The existing business park is clearly an anathema, which would not have been permitted under current and more enlightened planning policy and regulation. It is an alien and intrusive feature in an otherwise unspoiled landscape comprising mainly pasture land divided by hedges and trees, farmsteads, tracks, and small settlements.

The proposed extension to the business park would represent a further unwelcome intrusion into the green belt, and should be refused. Indeed, the current business park is not yet fully occupied, so why is there any need to extend it ? I would also like to know if all of the old industrial buildings have been inspected for asbestos and any hazardous asbestos removed in accordance with the relevant asbestos regulations ?

Both parts of the current proposals would involve building on green field land which has only ever been used for natural or agricultural purposes. Current Government Planning Policy stipulates that green belt land should only ever be used for building in the most exceptional circumstances.

NO SUCH EXCEPTIONAL CIRCUMSTANCES EXIST IN THIS CASE.

The proposal for housing does not accord with Government policy for sustainable housing which stipulates that housing development should be located near existing centres of population, especially towns and cities, where supporting infrastructure exists in terms of transport, social amenities, and education. The schools in the local area, at Blythe Bridge, Meir Heath, and Fulford are full to capacity, and the current proposal would undoubtedly bring the need for a purpose-built new school. This would, in turn, have an on-going future effect on local provision for secondary and further education.

The housing proposal is also in contravention of Staffordshire Moorlands District Council's core strategy and local plan for housing. It is my personal view that any new housing should be built firstly on brown field sites located within existing towns, where much better transport infrastructure already exists.

To propose to increase the size of the existing hamlet by more than 200% is unacceptable, unjustifiable, and un-necessary.

The road from Draycott-in-the Moors to Hilderstone already carries an excessive amount of traffic, and has been the subject of much concern and investigation by residents, local councils, the highways authority, and the constituency MP, Sir William Cash. As a result of this, the highways authority has erected severe traffic calming measures at each end of Hilderstone Village, and signs warning of the unsuitability of the road for heavy commercial vehicles have been erected at Draycott, Hilderstone, and Sandon. Clearly, the 'same' road is equally unsuitable for heavy commercial vehicles in Cresswell, yet no similar traffic calming measures exist to slow traffic down entering Cresswell. Parts of the road between Draycott and Cresswell are of insufficient width to permit the passage of two vehicles.

It is well known that the existing A50 roundabout at Blythe Bridge is dangerous, with numerous accidents per year, which result in excessive traffic using the A521 Tean Road and also cutting through Cresswell and Fulford to avoid delays. Re-engineering the A50 roundabout to provide dedicated feeder lanes to / from Uttoxeter and Derby ought to be a real priority and this would avoid traffic having to negotiate the current roundabout, so reducing the potential for accidents. I urge that this be looked as a priority with the Highways agency.

Public transport links are minimal and the proposed housing development would undoubtedly lead to a large increase in the numbers of private cars, whilst the proposed expansion of the business park would result in an increase in the number of cars, and a large increase in the numbers of heavy commercial vehicles on a road which is already grossly over stretched. The indicated intention to construct a roundabout at the proposed new site entrance would further exacerbate these problems, and present further unwelcome, unacceptable, and ongoing problems for the residents.

Areas of the land in question are defined as flood plain by the Environment Agency, and further building would not only be at risk of flooding itself, but would also exacerbate the problem by increasing the amount of hard surfacing, with the consequent increase in water run-off, and a

reduction in the area of permeable and absorbent land.

The site has a known historical problem with the presence of a waste site resulting from the previous operations of the colour works, and this is known to your authority from your previous involvement with the land owner when, some years ago, additional cover material was placed on top of the landfill site. Can you advise that this landfill site also has a suitable impermeable base layer to prevent toxic waste residues leaching into the surrounding ground and water table ? I also seek assurances that the authority and the Environment Agency are undertaking appropriate monitoring activities from the River Blythe and the land areas surrounding the site ?

I request you to take my views and objections into consideration in the determining of this application.

Yours sincerely,

N J Holdcroft.

To:

Perry Wardle,
Corporate Regeneration Manager,
Staffordshire Moorlands District Council,
Moorlands House,
Stockwell street,
Leek,
ST13 6HQ

RS

Williams, Karen

From: planning@staffmoorlands.gov.uk
Sent: 20 October 2014 15:45
To: Planning (SMDC)
Subject: Comment Received from Public Access

Application Reference No. : SMD/2014/0576
Site Address: Land At Blythe Park Sandon Road Cresswell Staffordshire
Comments by: Mrs Kerry Mee
From:
10
Cresswell Lane
Draycott

ST11 9AF
Phone:
Email:
Submission: Objection
Comments: I strongly object to the plans on the grounds of Highway safety, highway nuisance and for the impact of such a high volume of additional residents with inferior local facilities. There are no local amenities, doctors, schools etc and as such its location is highly unsustainable, with all activity needing to be carried out by car. The additional traffic on the junction of Cresswell Lane and Uttoxeter Road would be significantly detrimental particularly for us residents who live close to this junction and already can't enter or exit our driveways because of either the standing traffic or at other times during the day and night the speed with which people travel along this 'lane'. The additional employment generated by extending the business park in the current climate and necessity for economic growth would I suspect be seen as very welcomed however the NPPF clearly states that this should not come at the cost of amenity or environmental impacts. The traffic generated would create much higher levels of vehicular traffic including large vehicles thus generating noise and pollution but also the businesses themselves would bring an element of noise nuisance etc. The industrial buildings would also be a blight on the landscape as they jut out into open green space. There are plenty of brownfield sites which should be developed first before the loss of green fields is agreed to, this approach is also supported by the NPPF. I would hope that the planners can see past the argument for economic growth and housing supply and recognise the very real and adverse impact this will have on the countryside and existing residents in the locality.

Williams, Karen

From: planning@staffmoorlands.gov.uk
Sent: 15 October 2014 16:32
To: Planning (SMDC)
Subject: Comment Received from Public Access

RS

Application Reference No. : SMD/2014/0576
Site Address: Land At Blythe Park Sandon Road Cresswell Staffordshire
Comments by: Villagers Voices staffordshire Moorlands
From: Jacquie Leach
49
Sandon Road
Cresswell
Stoke-on-Trent
Staffs
ST11 9RB
Phone:
Email:
Submission: Objection
Comments: We object to this application and will be submitting our objections. We will also be contesting the evidence put forward on flooding,toxic waste and the highways.

Nothing has gone up Cresswell regarding this application and no residents have been informed although SMDC received the application on September 17th.

Abberley, Zoe

From: planning@staffmoorlands.gov.uk
Sent: 14 October 2014 16:40
To: Planning (SMDC)
Subject: Comment Received from Public Access

Application Reference No. : SMD/2014/0576
Site Address: Land At Blythe Park Sandon Road Cresswell Staffordshire
Comments by: Dan Sellers
From:

Phone:
Email:
Submission: Objection
Comments: At present, this area is only built-up along the main road and the industrial estate. This development will completely change the character of the area and generate large amounts of extra traffic using the local roads.

RS

Burnett, James

From: planning@staffmoorlands.gov.uk
Sent: Sunday, December 07, 2014 8:07 PM
To: Planning (SMDC)
Subject: Comment Received from Public Access

Application Reference No. : SMD/2014/0576
Site Address: Land At Blythe Park Sandon Road Cresswell Staffordshire
Comments by: Mrs Olwyn Jones
From:
4
Sandon Close
Cresswell
Stoke on Trent
Stafforshire
ST11 9RL
Phone:
Email:
Submission: Objection
Comments: Sandon Road in my opinion is not suitable to take more traffic that will be created by adding extra housing, most homeswill probably use two cars, apart from the community will be tripled

and when I walk my grandchildren I feel for our safety due to the constant speeding of the traffic that currently use the area, having no footpaths on parts of the road.

Also during peak times the work traffic from the Trading Estate,causes a tail back of traffic waiting to exit onto Uttoxeter Road so myself and other residents can not make Doctor appointments etc at these times as we can not get there unless extra time is allowed and I am sure that this will not improve with a further influx of more traffic.I also consider that the current small speed signs of 40 are inadequate and would have thought that these would have been improved a long time ago, but alas ! I have sometimes had to use the direction of Fulford of which certainly is not a good road in places.

To conclude I do not support this application as I feel it will not improve or enhance the area at all,

SMD/2014/0576 - RS - AEK 9/12/14

32 Sandon Road

Cresswell

Stoke on Trent

ST11 9RB

Re: Proposed application by Scentarea Ltd on land at Blythe Park, Cresswell

Dear Planning Committee

We are writing to you to strongly object to the planning application for 168 houses, community centre, children's play area, shop and variety of business units planned for the Blythe Park in Cresswell.

This plan will triple the houses and business units in our hamlet. It includes a major change to the road which includes a large roundabout that will bring the business traffic into the centre of the hamlet. If this goes ahead it will mean three times as much residential traffic and three times as much business traffic. The roads in and out of our hamlet are not equipped for this.

Also over the last few years the local school at Draycott has closed and other schools in the area are up to their limit. Local Doctor's surgeries are also up to their limits, with one Practice asking patients to leave because of the distance they live from the surgery. The infrastructure of Cresswell and surrounding area cannot support this application.

We feel that the hamlet we have lived in for the last 33 years will not be enhanced by this development but absolutely decimated.

We hope that you will seriously consider our views when making a decision.

Many thanks

Mr Christopher and Mrs Jean Burgess

RS
ack
24.11.14

POST ROOM
2 1 NOV 2014

Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

Name: RICHARD SMITH

Address: 48 SANDON ROAD
CRESSWELL ST
Postcode: ST11-9RB

For the attention of Ms Rachael Simpkin, Planning Officer

Dear Ms Simpkin

Ref: Planning Application No: SMD/2014/0576

Proposed erection of 168 houses and the expansion of Blythe Business Park in the hamlet of Cresswell.

I/We write in connection with the above planning application. I/We have examined the plans and I/we know the site well. I/We wish to object strongly to the development of theses houses and expansion of the Blythe Business Park in this location.

Infrastructure is not in place to enable the housing and expansion of the business park to take extra traffic not only from the construction traffic that will be needed, but the aftermath of up to an extra 160 plus cars going on and off the estate. This does not take into account the extra traffic that will be going on and off the business park if expanded.

Local schools will not be able to take more children as the schools in Fulford and Blythe Bridge are full.

I/We have concerns for Biodiversity Action Plan Species which are present and mitigation measures to move those species is simply unsuitable.

I/We also have grave concerns with the toxic waste that has been buried in and around the hamlet of Cresswell. This is a serious issue that needs further investigation, not only for the proposed housing but how will this effect the residents living here at present if the ground is disturbed. Localised flooding is also an issue in the hamlet of Cresswell.

If this application is to be decided by councilors, please take this as notice that I/We would like to speak at the meeting of the committee at which this application is expected to be decided. Please let me/us know as soon as possible the date of the meeting.

Yours faithfully

RS
ack
27.11.14

Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

41 and 43 Sandon Road
Cresswell
Stoke on Trent
Staffordshire
ST11 9RB

26 November 2014

For the attention of Ms Rachael Simpkin, Planning Officer

Dear Ms Simpkin

Ref: Planning Application No: SMD/2014/0576

Proposed erection of 168 houses and the expansion of Blythe Business Park in the hamlet of Cresswell

We refer to the Jacobs Flood Risk Assessment Page 12 section 2.3 Drainage Infrastructure:

"Small private foul and storm water systems also exist in the part of the western develop plot that is already developed. It is however assumed that this existing infrastructure will be removed or upgraded as part of the development and as such these small private systems are not shown on Figure 5 and are not considered as a potential source of flooding within this assessment."

Please be aware that we do not need or want to be "upgraded" as stated in this report. The system that we have in place is efficient, ecologically friendly and has been a part of our properties for over seventy years, and we will not give our permission for this system to be removed.

Yours sincerely

Mr. P A Wood
41 Sandon Road
Cresswell

Mr. G Johnson
43 Sandon Road
Cresswell