

Abberley, 2 e

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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  
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: Keyn and Beverley Shotton

Address: 34 SANDON RD

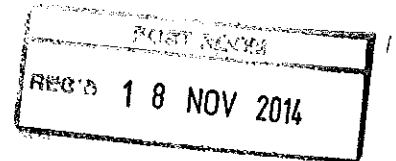
CRESSWELL STOKES TRENT

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 these 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

1. The first part of the report deals with the general situation of the country and the position of the various groups of the population. It is a very interesting and detailed study of the social and economic conditions of the country.

2. The second part of the report deals with the political situation of the country. It is a very interesting and detailed study of the political conditions of the country.

3. The third part of the report deals with the economic situation of the country. It is a very interesting and detailed study of the economic conditions of the country.

4. The fourth part of the report deals with the cultural situation of the country. It is a very interesting and detailed study of the cultural conditions of the country.

5. The fifth part of the report deals with the military situation of the country. It is a very interesting and detailed study of the military conditions of the country.


6. The sixth part of the report deals with the foreign relations of the country. It is a very interesting and detailed study of the foreign relations of the country.

7. The seventh part of the report deals with the internal security of the country. It is a very interesting and detailed study of the internal security of the country.

8. The eighth part of the report deals with the future of the country. It is a very interesting and detailed study of the future of the country.

9. The ninth part of the report deals with the conclusion of the study.

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

STAFFORDSHIRE MOORLANDS DC CHIEF EXECUTIVE'S OFFICE
17 NOV 2014
PASSELL 
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

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am personally familiar with the sites and the local area.

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

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significant visual impact in the local area and wider locality.  
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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.  
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intrusion into the green belt, and should be refused.  
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To propose to increase the size of the existing hamlet by more than 200% is  
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 9. 00000000  
 10. 00000000  
 11. 00000000

103 1350

1. The model is a good fit to the data. The model is a good fit to the data. The model is a good fit to the data.

The proposal for purchase and extension of the business park would have a very significant impact on the town and wider locality.

The times and days of operation are aligned with the Special Land Review Area designated in the Planning (Special Land) Order 1997, meaning that planning permission will not be granted for development which would detract from the high quality of the landscape beyond 1 mile of the edge of the site. The planning proposal will be assessed against both constraints of the Review Area.

The proposal has been approved by the Local Planning Authority.

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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.

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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

[illegible]

Public transport fares are minimal and the proposed housing development would undoubtedly lead to a large increase in the number of private cars, whilst the proposed extension of the London Underground would result in an increase in the number of cars, and a large increase in the number of heavy commercial vehicles on a road which is already busy over saturated. The stated intention to construct a road which is intended to meet the growing demand for parking spaces would exacerbate the problem of parking for residents and businesses, and create problems for the residents of the area.

[illegible]

the problem of the toxic waste. It is clear that this has become a global problem. It is clear that this has become a global problem. It is clear that this has become a global problem.

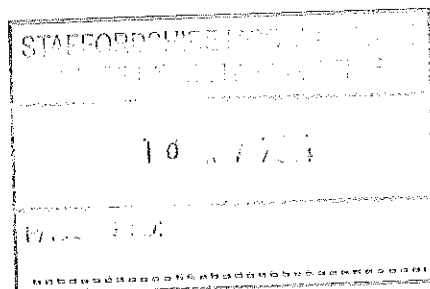
### Abstract

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840.

vi

The following table shows the results of the regression analysis for the dependent variable "Number of children in the household" (N = 1,000). The independent variables are "Age of the head of household" and "Gender of the head of household". The results are presented in the following table:

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.

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3, Green Park  
London  
SW1A 1AA  
Tel 011 581

12 November 2011

Dear Sir,

PLANNING APPLICATION NO. 11/00012/1  
PROPOSED ERECTION OF 188 HOUSING UNITS WITH PROVISION OF  
PLAY AND COMMUNITY CENTRE

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

I wish to highlight the following points in relation to the proposed development:

The proposed development would involve the construction of 188 new houses and the extension of the existing house to the rear of the site. The proposed development would also involve the construction of a new play and community centre. The proposed development would be located on a site which is currently used for residential purposes. The proposed development would be a significant change to the character of the area and would have a significant impact on the local area and the surrounding area. The proposed development would also have a significant impact on the environment and the local community. The proposed development would be a significant change to the character of the area and would have a significant impact on the local area and the surrounding area. The proposed development would also have a significant impact on the environment and the local community.

The existing planning policy for the area is the Local Development Framework (LDF). The LDF sets out the planning policy for the area and includes provisions for the development of housing, employment, and other uses. The proposed development would be in accordance with the LDF. The proposed development would be a significant change to the character of the area and would have a significant impact on the local area and the surrounding area. The proposed development would also have a significant impact on the environment and the local community.

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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

[illegible]

Further, the proposed changes would not only be minimal and the proposed housing development would undoubtedly lead to a large increase in the number of private cars, whilst the proposed expansion of the business park would result in an increase in the number of cars and a corresponding increase in the number of heavy commercial vehicles on a road which is already heavily congested. The increased intention to conduct a roadshow at the proposed new site, the increased intention to conduct a roadshow at the proposed new site and the intention would further exacerbate these problems and present further environmental and ongoing problems for the residents.

1. The following information will be used to help you understand the results of the study and to help you decide whether you want to participate in the study.

[illegible]

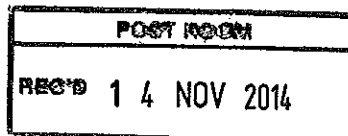
And I have to take my leave from the relationship.

## Abstract

Affiliate Management  
Headline banner

2011

1. The first step is to identify the problem. This involves understanding the current situation and the desired outcome.



A handwritten signature in black ink, consisting of a large, stylized 'S' followed by a cross-like mark.

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

11<sup>th</sup> November 2014

Dear Mr Wardle,

PLANNING APPLICATION No. SMD/2014/0576  
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OF CRESSWELL

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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

1. The first part of the document is a letter from the President of the United States to the Congress.

2. The second part of the document is a report from the Secretary of the Treasury on the state of the Union.

3. The third part of the document is a report from the Secretary of the Navy on the state of the Navy.

4. The fourth part of the document is a report from the Secretary of the War on the state of the War.

5. The fifth part of the document is a report from the Secretary of the Interior on the state of the Interior.

6. The sixth part of the document is a report from the Secretary of the Agriculture on the state of the Agriculture.

7. The seventh part of the document is a report from the Secretary of the Commerce on the state of the Commerce.

8. The eighth part of the document is a report from the Secretary of the Education on the state of the Education.

9. The ninth part of the document is a report from the Secretary of the Health on the state of the Health.

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



Williams, Karen

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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.

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**Williams, Karen**

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

KS

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**

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**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:

DS

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**

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**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  
Staffordshire  
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 homes will 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,



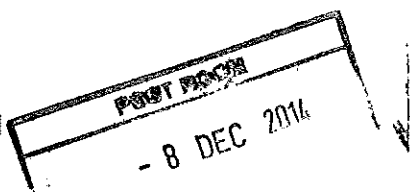
SMD/2014/0576 - RS - AEC 9/12/14

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.

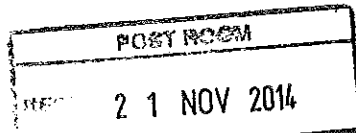
We feel that the hamlet we have lived in for the last 33 years will not be enhanced by this development but absolutely decimated.

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

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

Name: RICHARD SMITH

Address: 48 SANDON ROAD

CRESSWELL S-OT

Postcode: ST11 9AB

**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 these 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

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RS  
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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

1. The first part of the report is a general introduction to the subject of the study. It discusses the importance of the study and the objectives of the research.

2. The second part of the report is a detailed description of the methodology used in the study. It includes information about the sample, the data collection methods, and the statistical analysis.

3. The third part of the report is a discussion of the results of the study. It compares the findings with the objectives of the research and discusses the implications of the results.

4. The fourth part of the report is a conclusion and a summary of the findings. It provides a final assessment of the study and its contribution to the field.

5. The fifth part of the report is a list of references. It includes all the sources of information used in the study.

6. The sixth part of the report is an appendix. It contains additional information that is not included in the main body of the report, such as raw data or detailed calculations.

7. The seventh part of the report is a glossary. It defines the key terms and concepts used in the study.

8. The eighth part of the report is a bibliography. It lists all the books, articles, and other sources used in the study.

9. The ninth part of the report is a list of figures and tables. It provides a summary of the visual elements used in the study.

10. The tenth part of the report is a list of abbreviations. It provides a key for the abbreviations used throughout the report.

11. The eleventh part of the report is a list of symbols. It provides a key for the symbols used throughout the report.

12. The twelfth part of the report is a list of units. It provides a key for the units used throughout the report.

13. The thirteenth part of the report is a list of acronyms. It provides a key for the acronyms used throughout the report.