

Application Reference No. : SMD/2016/0649
Site Address: Brook Works, Brook Street, Biddulph Staffordshire ST8 6PF
Comments by: Bryn Kougrik
Address: 36 Brook St
Brown Lees
Staffs
ST8 6PF

Submission: **Objection**

Comments:

I wish to register my unilateral objections in the strongest possible manner to the above planning application for the following reasons
The land being considered has already been subject to consultation (BD109 & BD118) and subsequently rejected. I feel the matters considered then remain within the revised application above.
These include the suitability of the site in relation to the local infrastructure, impact on existing residents, lack of local amenities (Schools already at capacity), impact of unsafe access to the site for new & current residents & Greenbelt Status.
Furthermore, I oppose this development as a resident for the following reasons:

- The development is on Green Belt land and does not constitute 'Exceptional Circumstances' as defined by National Planning Policy Framework (NPPF Nov 2015). Executive Homes do not constitute 'Exceptional or Very Exceptional Circumstances' within NPPF Policy.
- The road has a sharp right hand blind bend identified by the Highways Agency as requiring extra chevron signage for the existing traffic flow. Other planning applications have been objected to locally due to the increase of traffic on this bend. I believe this would create a larger accident hotspot & would only have a negative impact for the area.
- There remains a 'real risk' for flood as surface water drainage remains unaddressed. The surrounding roads regularly flood. Buildings on this area would increase natural run off and intensify the flood in the road coming into the village from Long Lane.
- The land was sub-surface mined & unmaped mine shafts have impacted other residents. I believe disturbing these will risk subsidence for more of the community. As a portion of the site has existing buildings perhaps a smaller development of affordable housing or bungalows could replace these. This would not encroach on Green Belt element of the site. Access exists which does not compromise the safety of the bend.
- I do not feel that the area would benefit from 10 Luxury Executive Units built within Green Belt land.
- The new application directly opposes the wishes of local residents as identified during the previous consultations for BD109 & BD118. These wishes remain during this consultation.

In summary, I would request the Local Planning Departments continue to reject applications which encroach on our Green Belt Land, place unsustainable pressure on our amenities & compromise the safety of our infrastructure and residents.

Regards

As a former Papergirl for the area, I have firsthand knowledge of how dangerous the bend is, so much so residents avoid crossing here due to cars coming round at high speeds.