

Mr K Tunncliffe and Mrs S Tunncliffe
Little Woodlands
Woodlands Lane
Blythe Bridge
ST11 9NW

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

29th August 2017

Dear Sir/Madam,

Reference: APPLICATION NUMBER – SMD/2017/0512 – St Modwen Homes

- Proposed Development of 118 dwellings

I write in reference to the above application and I also wish to include the impact of other sites namely Caverswall Road and Blythe Park expansion, Cresswell because if this site is granted permission, it will result in the diminution of the quality of life for all residents of Blythe Bridge, Forsbrook, Draycott and Cresswell, along with increased traffic problems for residents of Hilderstone.

With the overview of all the linked sites named above, I wish to draw your attention to the following information from The World Health Organisation website, where the full document is available for your perusal: (http://www.iarc.fr/en/media-centre/iarcnews/pdf/pr221_E.pdf 1st June 2016)

Lyon/Geneva, 17 October 2013 – The specialized cancer agency of the World Health Organization, the International Agency for Research on Cancer

(IARC), announced that it has classified outdoor air pollution as carcinogenic to humans (Group 1).

After thoroughly reviewing the latest available scientific literature, the world's leading experts convened by the IARC Monographs Programme concluded that there is sufficient evidence that exposure to outdoor air pollution causes lung cancer (Group 1). They also noted a positive association with an increased risk of bladder cancer.

Particulate matter, a major component of outdoor air pollution, was evaluated separately and was also classified as carcinogenic to humans (Group 1).

The IARC evaluation showed an increasing risk of lung cancer with increasing levels of exposure to particulate matter and air pollution. Although the composition of air pollution and levels of exposure can vary dramatically between locations, the conclusions of the Working Group apply to all regions of the world.

It is therefore immediately apparent that increased air pollution created from the higher volume of traffic generated from the planned site of 118 dwellings will be a source of concern to the health and wellbeing of residents this is on top of the already planned development at Blythe Park that I will cover off in this document.

Many of my neighbours I have discussed this matter with, purchased our properties and chose to live in the area because it is a non-estate location, rural, with few houses and lots of green space. Therefore our views must be taken into consideration, when any major changes to the area in which we reside and pay council tax for are considered.

Clearly this was not the case with the Blythe Park expansion, which will cause the volume of traffic on Cresswell Lane and Uttoxeter Road, Draycott to greatly increase the number of vehicles on an already very busy road-also used as a diversion for the frequent A50 closures. There has already been approval for 170 houses to be built in Creswell alongside the expansion of the Business Park, this alone will increase the traffic and affect the lack of infrastructure we already don't have.

The vibration from this traffic has already caused damage to garden walls and with some HGV's you can feel the vibration through the house.

I object to the increased traffic on the A50 and adjoining roads and the dangerous location of the planned entrance to this estate. Health and wellbeing: (as above) noise pollution, light pollution, congestion, increased travel time, speeding, vibration and associated damage to property. The road noise from the A50 can be heard in my garden. It is very loud and almost like white noise. It is impossible to sleep with windows open because of this. Any increase in traffic will seriously affect my health and wellbeing and create a stressful environment which will be in detriment to my mental health.

Increased Travel Time: I travel to Manchester from Blythe Bridge roundabout every day. It takes almost 35 minutes in a queue of traffic to get to the roundabout from my home Road because the traffic is usually backed up to Chandni Cottage at 7.15am.

Congestion: The A50 traffic is also congested and quite frequently at a standstill along the A50 level with Checkley, queuing to the first roundabout for JCB.

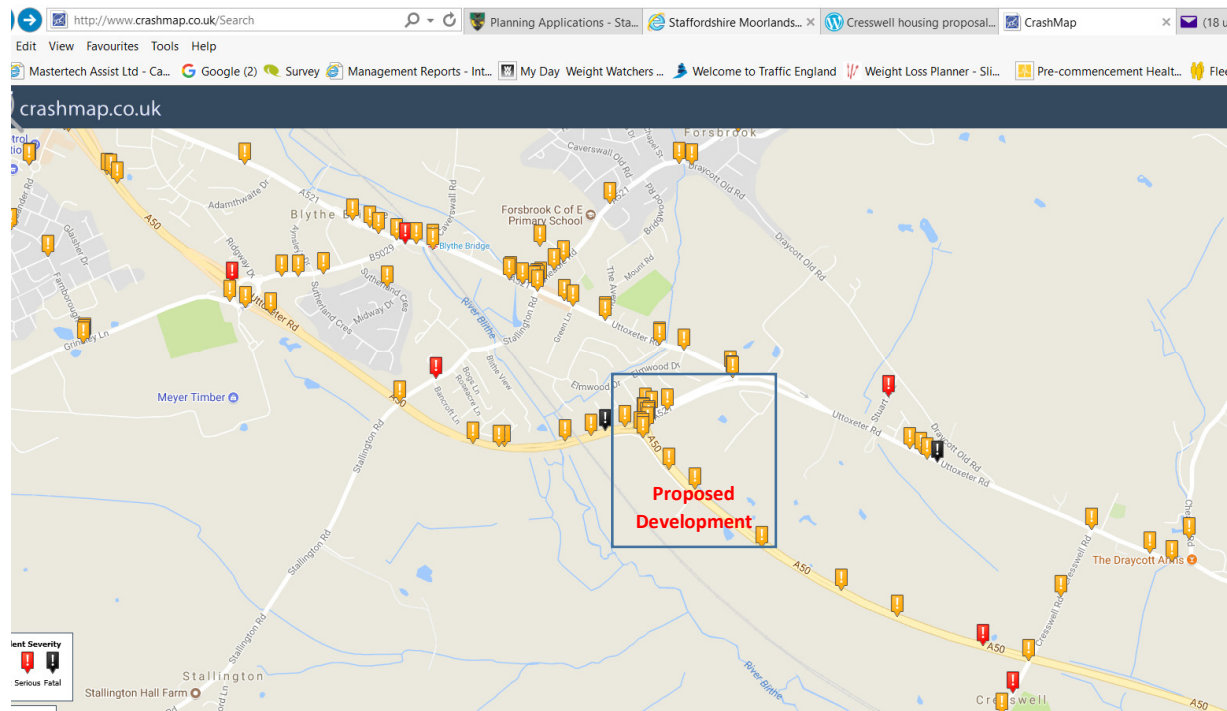
Accidents: When a lorry overturns at Blythe Bridge junction, the traffic stops in all directions, affecting both the M6 and M1 as well as surrounding routes that are used as diversions for the A50. There have been many collisions on the A50 to date, which will surely become more frequent with extra traffic with an entrance to the proposed plan, this is almost on the roundabout junction and very unsafe for the number of vehicles that will go onto and leave the planned estate.

Adding an additional 118 houses to this area will be detrimental and be unsafe, the A50 and the linking roads are already overcrowded and there have been a number of accidents including fatalities. I believe adding a junction to the proposed housing is unsafe for the use of housing. There will be over 177 vehicles on the estate if you calculate each house having an average of 1.5 cars at a minimum. There will also be families that live there and crossing a busy junction to get the schools, train stations, local amenities makes no sense at all, in fact is it ludicrous given the history of the site. The drawing below is a quick view of the accidents that have taken place since 2012 alone. The proposals say that there will

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be a number of highways alterations to the A521, including the provision of a new cycle path on the north side of the road and a new crossing at the junction with Uttoxeter Road, with associated lighting and road signage. This is a very busy section with cars reaching speeds of in excess of 50mph very quickly. There have been fatalities on this road.



9.9.4 in the SMDC Preferred options local plan states *the site is allocated for mixed which includes residential development of approximately 300 houses. In addition housing development on the site may also help support the delivery of the employment uses by stimulating new investment.* Therefore does SMDC plan on working with St Modwen for this initial development of 118 houses and then add more and also consider employment, I do fear this is the case and if so the above concerns would be heightened given the fact it would mean more cars and congestion, affecting the safety of the roads for residents not to mention all the reasons detailed why this should not happen.

Noise and light pollution from the proposed site is a concern as my home backs onto the proposed site. The fields at the side of the A50 are currently home to a wide range of wildlife, which I have witnessed from my back garden, including Kingfishers, Great Crested Newts, Foxes, Buzzards, Badgers, Rabbits, Hares, Curlews, Swifts, Woodpeckers, Herons, Dormice, Bats and other fabulously diverse species which will all be displaced and lost if the this huge development goes ahead. The proposed development and plans is a very obtrusive development, which would be to the permanent detriment of the rural landscape, there is no "Aesthetic compatibility with the local environment", as all development proposals made by the SMDC are in fact destroying the local environment.

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The Green Infrastructure Strategic Network for Staffordshire Moorlands consultation (Aug 2017) states in section 6.28 the following:

- Protect and extend green infrastructure within the corridor to improve access to surrounding settlements and links out to the surrounding countryside, in particular to:
- Contribute to the strategic Green Infrastructure supporting the emerging Northern Gateway initiative.
- Extend the network of off-road paths around the proposed allocation of a Strategic Site at Blythe Vale for walkers, cyclists and horse riders with links to the surrounding settlements and countryside.
- Investigate opportunities for delivery connectivity to new centres of employment brought forward at the site via a network of footpaths and cycle ways.
- Aim to provide green space within 300m of every new home delivered at the site, or in line with recommendations to be made in the forthcoming Council evidence on Open Space, Sport and Recreation.
- Investigate opportunities for habitat creation and restoration within new developments including looking at establishing wildlife corridors extending into the countryside.
- Investigate opportunities for the conservation or expansion of the populations of key species including otter, great crested newts, bats and priority bird species.
- Consider opportunities to contribute to any existing Staffordshire Wildlife Trust or other appropriate projects taking place in the area.
- Wherever possible ensure new developments contribute to managing wider flood risk, for example through use of sustainable drainage schemes and use of low-lying ground in waterside areas for recreation, amenity and supporting wildlife.
- Help make space for water by undertaking river corridor restoration and enhancement as part of a development where a site contains a main river or ordinary watercourse, including de-culverting and restoration of any watercourses that have been degraded.

Response: this contradicts the proposal of building 118 houses on this green land at the A50 junction on top of the already approved large development at Blythe Park 170 houses as mentioned previously. This will destroy the landscape and destroy the wildlife and therefore the above would not be taken into consideration.

Page 27 of the SMDC Preferred options local plan states the need to support the quality of community life through partnership working, improving community safety, tackling health inequalities, reducing the fear of crime, and encouraging community cohesion, and tackling deprivation and inequalities. I don't feel that with adding additional houses to proposed are would be improving safety, this is unsafe given the fact of the junction at the increased traffic to the high speed junction. I also don't feel this will reduce crime, with the proposed addition this I believe will have the opposite effect.

Page 28 of the SMDC Preferred options local plan states *creating thriving, distinctive market towns. Vitality and viability of town centres facing challenges associated with ever changing retail trends such*

as online shopping Biddulph and Cheadle catchment areas are not using the town for their main shopping and instead are choosing to shop outside the District, particularly for comparison shopping. Whilst there is some leakage of expenditure from Leek, the town centre performs relatively well in comparison. A need for an additional centrally located convenience retail store in Biddulph has been identified to support the town centre. Response: Therefore why not add additional housing where there is the amenities and infrastructure rather than adding this to the landscape on a very busy junction with high levels of emissions and noise, not to mention the effects on the environment, Blythe are getting the most and I feel this is clearly to meet the housing numbers very quickly, there is a shortfall of circa 700 and this would add very quickly for these numbers across the Staffs Moorlands.

SMDC Preferred options local plan Section 9.4 details that the site will be considered for employment separately so what is the plan for this with the proposal of housing. The Core strategy says mixed use development with the flexible approach to employment with the restriction to B1/B2 no longer applying. **Question** - Therefore do you envisage that employment will be on this site too as well as the proposed houses. It is already proven in the preferred options report that there is not the demand for employment on this site. Therefore St Modwen now want permission for housing and then it will take over all of the greenery, I used to like at Trentham Lakes and they did exactly this and are doing currently, housing mixed in with giant sheds and this is detrimental to the environment.

Section 9.96 in the SMDC Preferred options local plan states the site is located either side of the A50 and is south of Blythe Bridge. It is enclosed by a railway line to the south west. It comprises large areas of agricultural land, and some development including residential properties (I am one of these properties). To the north of the A50 the site is semi enclosed by hedgerows and tree belts adjacent to the roads. To the south of the A50 the site is more open as screening reduces. The Landscape Local Green Space and Heritage Impact Study (2016) found the site was of **medium-high landscape sensitivity** to the north of the A50 and **high landscape sensitivity to the south of the A50**. It recommended landscape mitigation measures to include planting within and on the edges of the development and limits on buildings sizes and scale. A comprehensive landscaping plan will be required to enable the visual impact of development on the landscape to be assessed. **Response:** I cannot see that the landscape considerations have been considered with some houses proposed to be 2.5 stories high and will be seen from the road as the hedgerows have been cut back very short on the A50 to Uttoxeter and in addition the properties these houses back onto have not been considered as they are all bungalows and restricted to this when planned, yet Modwen can propose 2 storey and 2.5 stories and this appears acceptable, not in my opinion. In terms of plots 27 and 26 and the two plots next to the pond affecting the works area, we have not been considered at all as residents.

I would also request more information on if current properties on Woodlands Lane have been considered in terms of amenities, we have septic tanks and will the building affect these and the supply of power and all essentials etc.

The council minutes from 13th April 1994 state: ' That the local plan incorporated a Premium Employment Site on Site A and the western part of the 'preferred option' site (which I believe is where I live) but not extending more than 70 metres from the datum point of the hedgerow or beyond the ridge along the site nor encroaching on the existing residential development, taking only the minimum

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additional land to facilitate the most viable crossing across the A50 between the two parts of the site, the whole site to be accessed only from the existing A50 roundabout or modifications of that junction.'

Therefore I would like a response on this in terms of boundaries!!

Current Residents of Woodlands Lane – no consideration has been given to the residents on Woodlands Lane and how this development will affect them from a property point of view and them living there nor any communication in terms of the scale of the project, whether their houses will be affected by the development in terms of amenities. No consideration has been given in terms of offering any compensation or even asking their opinion, a number of us live on the lane for the location and unspoilt views and can we feel we will not be able to live here if this goes ahead.

In addition we are concerned about the amount of footfall that will use the lane, that is un-adopted and we have to maintain this ourselves, who will be responsible for litter and any damage done from footfall, SMDC can only just about empty the bins and I have complained a number of times about collection in the past.

I request that all of the above objections- and points within this objection document to be considered fully. I would also like to confirm that the planned proposal will affect the following:

- loss of loss of light/ overshadowing
- Overlooking/loss of privacy
- Visual amenity (but not loss of private view)
- Noise and disturbance resulting from use
- Layout and density of buildings planned to overlook my property
- Design, appearance and materials
- Landscaping
-

For the local area:

- Highway safety serious concerns
- Traffic generation
- Loss of trees for the entrance that will be put in place and the road structure for the planned proposal
- Layout and density of building
- Road access
- Local, strategic, regional and national planning policies focuses on green credentials and then contradicts
- Nature conservation

I would also like to add that after attending the information drop in session and understanding the Preferred Options Plan strategy on Wednesday 30th August, I don't think this proposal can be viewed in isolation as the site it proposed to potentially have 300 houses on and I think that any proposals for planning permission on the site, different to what is already agreed needs to be looked at in its entirety and not in isolation.

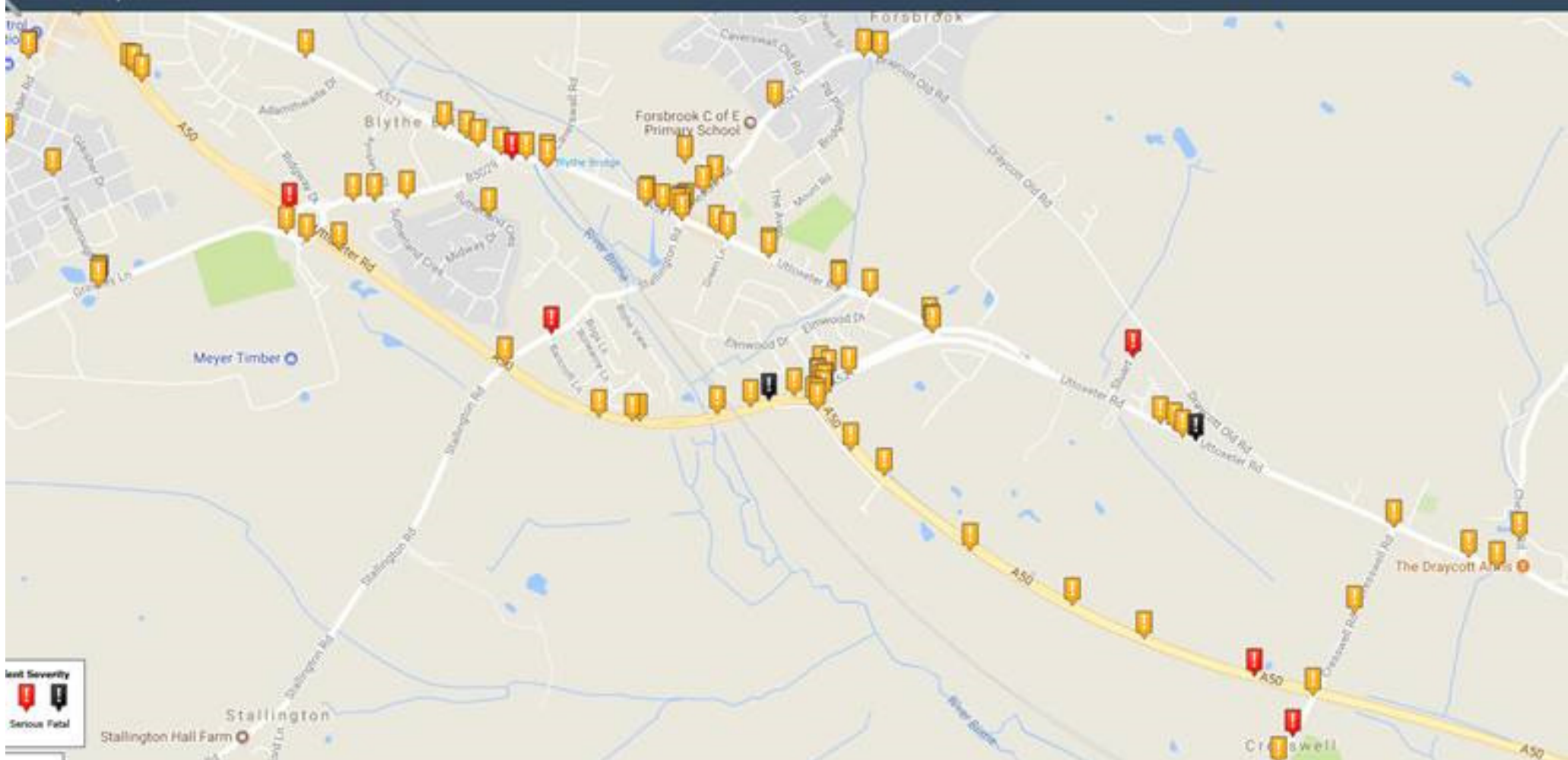
Yours faithfully,

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Mr and Mrs Tunnicliffe

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