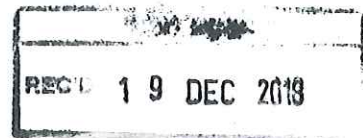


*Quarry House,
Woodlands Lane,
Blythe Bridge,
Stoke on Trent, ST11 9NW*



LOGGED

Mr Ben Heywood
Development Management
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

14th December 2018

Dear Sir

Application Number SMD/2018/0696

I object to this Application not only because it will have a material and adverse effect upon my property but because it makes no planning, business or common sense.

Planning permission was given on 10.5.2018 for 118 dwellings and under Reserved Matters permission was also given for access to the development site for all purposes including construction traffic subject to a S.278 Agreement being agreed. Access is clearly fundamental to any development.

I understand from a Highways Consultant that 6 to 8 weeks is normally considered a reasonable time to complete S.278 documentation. The only justification for this Application – although it seems to have been submitted on a stand-alone basis – is that ‘the timescales in reaching this agreement (S.278) can be relatively lengthy’ and ‘the Haul Road will be in place until such time that the S.278 agreement is complete’.

If this Application is permitted it will reduce to nil any immediate pressure on St. Modwen to agree an S.278 agreement. An agreement to agree is of course meaningless as it is unenforceable by either party and as such worthless. Surely it makes planning and business sense to focus and concentrate St Modwen’s efforts on resolving the access problems which clearly must exist, otherwise there would be no need for this Application as the time for processing this Application could likewise be 6 to 8 weeks.

The need for the haul road does not seem to have been anticipated nor mentioned as a possibility in the main application SD/2018/0512 for the residential development. If it had been I would have objected.

This Application is proposed to be dealt with under delegated powers but as it represents a material departure from the main permission 0512 and could give rise to a future planning and business quandary if terms of the S.278 agreement can never be agreed. It would therefore surely be prudent for the Application to be called in and considered by the planning committee.

My wife and I have owned and lived at Quarry House since 1992. I arranged in 2002 for the initial part of Woodlands Lane to be tarmacked with financial contributions from other residents of Woodlands Lane. From that time the Lane was effectively adopted and managed by us all. While this part of Woodlands Lane may or may not be technically still a public right of way, I have sent a copy of this letter to St. Modwen's agents Turley Associates Limited (Turley), as I object to their presuming an automatic right to use Woodlands Lane for construction traffic for which given its width alone is totally unsuitable. I have just read Mr Paul Meredith's Objection and I totally agree with what he says and for ease of reference I attach a copy.

Nowhere in the Application as far as I can see is there any indication of how many traffic movements there will be nor the nature of the traffic merely proposals for traffic management. St Modwen must know what is needed for the earthworks and construction of 118 houses.

I gather when submitting this Application to you Turley stated that they would be contacting the residents of Woodlands Lane. I have not heard nor received anything from Turley or St. Modwen.

Finally I know from personal experience that access to and from Woodlands Lane from the A521 Uttoxeter Road can often be difficult given the speed and volume of traffic. Access for construction traffic will certainly be hazardous and in my opinion dangerous.

I know and accept that there is a need for residential development in the Staffordshire Moorlands but this is a misplaced and unjustified Application which seeks to by-pass the planning process already approved due entirely to St. Modwen's failure yet to agree and complete the S.278 Agreement required.

Yours faithfully

B Winfield