From: planningcomments@staffsmoorlands.gov.uk
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To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2020/0645 Site Address: Greywoods Cheddleton Road Leek Staffordshire ST13 5QZ Leek Comments by: Philip Culleton
From:

The Cottage
Birchall Lane
Birchall
LEEK
Staffordshire
ST13 5RA

Submission: Objection
Comments: I would like to raise my objection to the Planning Application Reference: SMD/2020/0645‐ Outline Application for two residential building plots with new/existing accesses onto Cheddleton Road and Birchall Lane. My reasons for objection are as follows.

The proposed development is a direct contravention of the Design Considerations section DC1 of the Core Development Strategy 2014 as it does not respect local context or the scale and proportions of surrounding buildings and would be entirely out of the character of the area, to the detriment of the local environment. The two proposed houses are too near the existing house and neighbouring properties. This will make all the houses neighbouring Greywoods to appear boxed-in and cramped, with each house overlooking each other. While the presumption is in favour of sustainable development that is accessible and contributes to the local need for housing, these benefits are limited in this case as the development is located a mile from the town centre. The adverse impacts identified would significantly and demonstrably outweigh these benefits.

The new driveway on Birchall Lane appears awkward and too near the junction. Cars leaving this property and attempting to join Cheddleton Road will block Birchall Lane while they wait for a gap in traffic. This will prevent cars from entering the Lane from Cheddleton Road, which will cause traffic and safety issues on one of the main routes into Leek.

Leek needs to continue to offer a wide range of housing to attract and retain residents who have a range of housing needs and budgets. While other areas in Leek are better suited to more affordable, smaller, or higher density housing, Birchall provides something different for Leek. It provides medium and larger houses that are less densely sited compared to new estates such as St Edwards Park in Cheddleton.

Currently, when driving into Leek from the South, Greywoods helps to reinforce the message that Leek is a prosperous town and a good place to invest in and live. The area will not be enhanced by building two large family

homes in the garden of one of the most prominent and impressive houses in Leek. By allowing gardens to continue to be developed in Birchall, Leek is at risk of losing one of its unique assets, which will be a great loss to Leek and the Staffordshire Moorlands.

Regards

Phil Culleton

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