
From: planningcomments@staffs Moorlands.gov.uk
Sent: 20 August 2021 08:05
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2021/0418 Site Address: Land South East Of A521 Uttoxeter Road Draycott In The Moors Staffordshire Comments by: Paul Bostock

From:

Quarry Bungalow
Uttoxeter Road
Blythe Bridge
Blythe Bridge
Staffordshire
ST47BH

Phone:

Email:

Submission: Objection

Comments: We object to the above proposal, for St Modwen Homes to continue to use Woodlands Lane for Phase 2 site building.

We are gravely concerned of the effect the proposed continued use would have upon residents of Woodlands Lane, and other dwellings, who only have this single track lane as access to their properties.

St Modwen's themselves have built an already in use, very safe, traffic controlled access to Phase 2 land. The continued use of Woodlands Lane, if granted, will only serve the purpose and monetary gain of St Modwen's. If continued use of Woodlands Lane is permitted, residents on Woodlands Lane and surrounding dwellings will endure further detriment to their safety, mental health and physical wellbeing.

We have suffered greatly due to site traffic entering Phase 1 through Woodlands Lane. Woodlands lane is a single lane road and has been used totally irresponsibly by St Modwen Homes for well over 18 months. During this time, on countless occasions, access to properties on Woodlands Lane and surrounding dwellings (who only have this lane as access to their homes), has been totally disrupted.

Meaning that we feel unsafe, bullied and intimidated to leave our properties whilst works traffic uses the Lane. Contractors, who have blocked access with their HGVs, have been intimidating, crude and verbally abusive when residents have asked them to move their vehicles to allow access. Again, residents have no other option than to use this this single track lane to get to their homes. Intimidating and loutish behaviour of HGV drivers has been reported to Site Managers. Although they apologised for the foul language and threatening behaviour, this has not changed the bullish nature of drivers, and has added to serious safety concerns for families in the area.

Use of Woodlands Lane has also meant that residents have been late to work on occasion whilst waiting for HGV traffic to move. The use of site people to direct traffic – using both a person at the bottom of the lane and the top – was completely ineffective and endangered life. St Modwen Homes has proven time and time again that they are unable to safely use this single lane road.

We object to use of Woodlands Lane as we fear for our safety, mental health and physical wellbeing. We do not object to the houses being built. We ask that the safe road, already built by St Modwen's themselves, be used. Continued use of Woodland Lane – a day longer than previously planned – is a serious and grave danger to all who have no choice but to use this lane.

During a recent Draycott Parish Council Meeting, a representative of St Modwens had the following comments:

- To use the ready built access for Phase 2 – using the traffic controlled, pedestrianized, safe access, would mean that up to 50 people currently residing on Phase 1 would be disrupted by traffic
- Use of the ready built access route on Phase 1 would cost St Modwen Homes a –sizeable– amount – as site offices have already been erected in a way which assumes Woodlands Lane access will be granted.
- It would be costly and time consuming to St Modwen Homes should Woodlands Lane access not continue
- Woodlands Lane will be used for 12 – 24 months

These points raise serious concerns about the company using Woodlands Lane. Lessons of safety and basic respect have clearly not been learnt. We object to all the above points and ask why residents of Phase 1 are not sharing the burden of traffic. Woodlands lane residents have endured almost two years of complete disruption, noise, threats, verbal abuse and mess. Phase 1 residents were aware that they were purchasing a home on a construction site – a safe and very well built construction site. If HGV drivers were to use the St Modwen Phase 1 site, they might be able to show more basic decorum and drive at a safe speed limit whilst being watched by colleagues.

If it would be of monetary benefit to St Modwen Homes to use Woodlands Lane, we ask that all residents and homes who have no choice but to use Woodlands Lane to access their homes, be immediately compensated. If our safety, mental health and physical wellbeing is being put at serious risk for monetary gain we must be compensated immediately.

The only safe option for the continued building of Phase 2 is to use the access of Phase 1. There will be no issues of safety for all local residents.

Questions must be asked about the building of the access to Phase 1. This major traffic route for the local community was shut for 6 months while St Modwen Homes built the –safe– access to Phase 1. Was all of this time lost in frustrating daily journeys in vain? Is the access road unsuitable? Or is it, as the St Modwen Homes representative reported, that we are to accept Woodlands Lane being used as an access to save money and for the monetary gain for a massive company.

For these clear and obvious reasons, we object to the proposed access of St Modwen Homes to Woodlands Lane. There is already a very safe, readily built road in use. It must now be used and residents must finally be allowed to return to their lives in safety.

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