

From:
To:
Subject: Comment Received from Public Access
Date: 22 August 2021 22:04:11

Application Reference No. : SMD/2021/0418

Site Address: Land South East Of A521 Uttoxeter Road Draycott In The Moors Staffordshire

Comments by: Mark Stewart

From:

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Rookery Crescent

Cresswell

Draycott in the Moors

Staffordshire

ST119RA

Submission: Neither

Comments: This application is a very mixed bag.

First, it is astonishing that there is no provision for affordable housing. When you consider that the affordable housing component on Blythe Vale Phase 1 was only eight homes, it is shocking. Only eight affordable out of some 300 homes across Phases 1 and 2 ?? Not very useful.

It is a great surprise too that there is no community hall. This community is already cut off from other communities (only one way in and out of the estate...!!!), so surely it's not too much to ask to have some incentive to community cohesion, such as a community hall?

I know that the 106 will be handled by Staffs Moorlands Council, but there is a great feeling that Draycott may well be sidelined in the 106 by Staffs Moorlands. It is only a historical freak that means the boundary lines put most of the estate into Forsbrook's area, The fact is that Draycott will get most of the problems, and Forsbrook will simply say thank-you as they pick up the extra council tax. Cannot the committee insist that Draycott gets the lion's share of any 106 provision?

The green element is, by contrast, very impressive. You have to take your hat off to St Modwen for the new ponds and the orchard. The jogging trails, electric car charging points and playground are creditable. The fact that St Modwen have given proper space for the public footpaths is a relief too.

and

community then the total is

As you can see from the diagram (above), there will be trees everywhere, with even a plantation-orchard in the bottom south-east corner. St Modwen claim that there will be maximised biodiversity on the site.

Although there is no shop or community centre, there are open spaces galore, jogging routes, and even a children's play area (these spaces are public, so anyone from the wider Draycott community can use them as well).

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