
From: planningcomments@staffs Moorlands.gov.uk
Sent: 25 August 2021 14:45
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2021/0498 Site Address: Land South East Of A521 Uttoxeter Road, North of the A50 Draycott In The Moors Staffordshire Comments by: William MarsdenW & A Marsden Properties

From:

92 Uttoxeter Road
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Submission: Objection

Comments: It is with dismay that yet again I am having to complain about St Modwen's use of Woodlands Lane.

In 2018 when the first application (SMD/2018/0790) was submitted we were assured that when the new entrance to Blythe Vale was open, the use of Woodlands Lane would no longer be required but here we are again with another planning application (SMD/2021/0498).

This new planning application states that 'the proposed development seeks to maintain separate access points into the Blythe Vale site for construction traffic and residents and sales access. Construction traffic would solely use the proposed haul road, whilst the residents and sales traffic would use the main site access off the A521. Preventing this potential conflict and interference between construction and residential traffic will reduce the risk of any potential health and safety hazards, to protect both site operatives and existing and future residents and sales traffic'.

How is this fair to both the residents of Woodlands Lane and the business owners at the bottom of the lane? Does their Health and wellbeing not count?

The entrance to Blythe Vale has a large splay with pavements to both sides whereas the entrance to Woodlands Lane is only 8ft wide and the splay at the bottom is privately owned.

When HGVs are trying to access the bottom of woodlands lane, they are spinning their wheels to gain traction thus causing damage to the tarmac which was not returned to the original condition stated in the first application and also potential damage to vehicles accessing the garage business at the bottom of the lane.

Vehicles have caused disruption to Chandni cottage and B & R Motors due to vehicles obstructing the entrance to the businesses not allowing full access.

The red line boundary plan submitted (Ref 12629-201E-R9051-BML-18-XX-DR-C-0201 and Site Logistics plan Ref 12629-201E-R9051-BML-18-XX-DR-C-2201) have been drawn showing adequate splay to accommodate HGV passing points but in reality, they do not have permission to stop, pass or cross over land which is privately owned.

In the Haul Road operation statement (MC/12829 Second issue -9 July 2021)

2.2 States that Prior to any works along Woodlands Lane, SMH undertook a photographic survey of the roadway/verges to record the existing condition for defects/dilapidation if this is correct why have they not tarmacked all the way down to the junction with Uttoxeter Road?

2.8 Any surface water runoff from the haul road will drain to the new filter trench/French drain running alongside the road.

But then what? it runs all the way down the lane onto Uttoxeter road along with mud because last winter the road was constantly covered in mud brought down by the HGVs and run off.

2.14 Pedestrian refuges will be provided to the side of the haul road on woodlands lane to allow for safe standing areas should conflict with vehicles (errant drivers) occur. Where are these as Woodlands Lane is only 8ft wide hedges either side.

The residents of Woodlands Lane and the business owners on the Chandni and B & R Motors site deserve the same consideration as the new residents in the new homes on the Blythe Vale estate!

I am the owner of the Chandni cottage, B & R Motors site along with the land to the right of woodlands lane at the junction with Uttoxeter road and I do not give permission for St Modwen to use my land in any way.

A hard copy of this complaint will be sent to the planning office with accompanying photographs of both site entrances.

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