
From:
Sent: 08 November 2021 20:10
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Application Reference No. : SMD/2021/0694 Site Address: Land at Ash Bank Road Werrington Staffordshire
Comments by: Diane Cooper

From:
6
Salters Close
Werrington
Stoke on Trent
Staffordshire
ST9 0DB

Submission: Neither

Comments: I would like to strongly object to application reference SMD/2021/0694 on the following points:

¿ Inadequate storm water drainage to properties rear of numbers 5 & 6 Salters Close as the stone soakaway does not extend sufficiently to cover the above mentioned. These properties sit relatively low in the ground compared to the proposed properties of the development leaving excess surface water with only one route, that being usually downwards!

¿ During the previous consultation with Justin Howell we were given reassurances that the proposed development would be effectively ¿screened¿ from the existing residencies on Salters Close due to the greater elevation of the new development. Looking through the planning proposal no such ¿screening¿ is evident, or any mention of effective screening apparent.

¿ As the existing properties have had an unrestricted Green Belt outlook for many years, there should be some consideration to the impact on current property values both during and after the development has been completed.

¿ The use of Rendering as a suitable facing for some of the proposed developments housing needs to be given careful consideration as the long term aesthetic of this type of facing is not pleasant. Noteworthy examples are the houses located at Cherry Tree Gardens in Cellarhead where the rendering has become severely water stained over a relatively short period of time making some of the houses / flats unsightly.

¿ Recently the Prime Minister pledged that houses should not be built on green fields (7.10.2021 The Daily Telegraph) Mr Johnson acknowledged fears people have about the countryside being ¿desecrated by ugly new homes¿ as this was prior to this application being submitted should this point also not be considered and also the fact central government are even reconsidering the amount of new homes from the manifesto should this not question the amount that are being proposed for such a small area. Mr Johnson & MPS were considering to reuse sites that had previously been developed and brownfield sites.

¿ The local infrastructure has no capacity myself & my neighbours have been unable to register at our local dentist due to it being at full capacity, doctors and schools also struggle for spaces, this can be checked quite easily by trying to ring and book an appointment!

¿ The noise from the HMYOI should also be considered when proposing to build housing so close, the shouting of abuse & swearing can be really offensive and should not be inflicted upon young families & the elderly.

Access onto the A52 (Ash bank road) will also be an issue due to the 40mph speed limit and the entrance being on the brow of a hill. The road is extremely busy currently without the added traffic of a further housing development. Any future traffic calming measures put in place to combat the access issues would greatly exacerbate the already heavy traffic load especially around the rush hours.

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