

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
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Application Reference No. : SMD/2021/0694
Site Address: Land at Ash Bank Road Werrington Staffordshire
Comments by: Gemma Brammer
From:
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Submission: Objection

Comments: Having read through the plans i am objecting to this application for a number of reasons.

1. Traffic - The report has stated the the forecast for extra traffic of this development to account for 36 trips in the AM period and 38 trips in the pm period. In a housing development of 75 houses i think this number has been massively under estimated. I live on Ash Bank Road and struggle every morning to get out of my drive due to standing traffic. How is adding traffic to this road going to aid this? Carbon emissions will increase right outside of my house. Also i am unable to see any electric points for electric vehicles which i believe is a requirement for any new houses (although not sure whether this applies to social housing). There has been a recent accident that ocured on the brow of the hill where this development is due to add another junction to, it will be an accident waiting to happen.

School places: The report has noted that both the local primary school and high school's are oversubscribed and have limited places available. However the report states that due to the positioning of the development that the children who live their will be able to access the primary and high schools due to their locality, which is factually correct, however no consideration has been made for local children who live at the bottom end of Werrington. It seems to be perfectly acceptable to deny local children the opportunity to attend local schools as you have decided to build a development closer to the schools than they are. I have a 10 year old who doesnt attend a school in Werrington instead he attends one 4 miles away as i couldnt move him into the local school due to no spaces being available so not sure how 75 houses (all aimed at families) are going to find the space.

Salters Close: My grandparent lives in Salters Close (number 11) and is now going to have houses built, in an elevated position at the back of her house, overlooking her kitchen and bedroom windows and her garden. My nana is house bound and is now having her privacy evaded.

Locality to the prison: I live close to the prison and i can hear the shouting and swearing happening 24/7. These houses will literally be next door to the prison so any noise from the prison will be louder and clearer! I understand that you are not offering any houses for sale on the 'open market'and instead offering 50% of them for rent (social housing) and 50% of them for shared ownership and i assume that this is due to the fact that they will be a difficult sell due to the locality. I feel that this development is being built on land that you know will be hard to sell however it is perfectly acceptable for people waiting for houses on the council waiting lists to live there! I am sure that there is some kind of social discrimination being carried out.

Anti Social Behaviour - Werrington has a well documented anti social behaviour problem (although low level crime), can any justification be made to adding more houses and young adults to this problem? I am assuming that social housing is not aimed at the elderly so the majority of the development (especially with 14 x 4 bedroomed houses being built) that there is a lot of extra children expected to be living there. Also the extra pocket of land, 'the ecological zone' is right behind my house, currently no one has access to this but when this development is being built i am concerned about the security of my property now that people will have access to this piece of land.

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