
From:
Sent: 22 November 2021 19:02
To:)
Subject: Application Number SMD/2021/0694

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Applicants Name: Countryside Properties UK & Homes England Mrs Rachel Bolger

Location: Land at Ash Bank Road Werrington

Proposed Development: Development of 75 new dwellings, new access, provision of green infrastructure and all associated works

Dear Sirs,

I wish to register my objection to the above development on the following Grounds.

- 1) The proposed development is, or was recently, Greenbelt Land. There are other Brownfield Sites not too far away which would be better suited to this Development rather than swallowing up open fields. With this in mind and with the current focus on Green Issues, both in the News and World Politics, this Development seems a little incongruous with the current direction of travel.
- 2) The Development will create serious Road Safety issues with increased access on to the Major A52 Road through the Village. The danger will be apparent on visiting the proposed Site at either the Morning or Evening "Rush Hours". I live on this Road and see near misses on regular occasions from the existing access Points.
- 3) There is currently a lack of School Place capacity in the Village, this Development will only exacerbate the problem.
- 4) There is a lack of capacity at the local GP Practice (I personally use a Practice approximately 2.5 Miles away). Again this Development will not help with this.
- 5) The view looking South across the countryside from the approximate position of the existing Bus Stop, is one of the best for Miles around. Many people, both residents and visitors, can be seen standing enjoying this View, particularly on sunny days. This will be lost forever due to this Development. I urge you to make a Site Visit during which this will become apparent.
- 6) The location of 75 Dwellings in such a small Area could be described as intimate, at best. In addition, today, most homes have more than 1 Motor Vehicle and depending on the age of their family, more than 2. There looks to be no provision for such numbers and this will add to the overcrowding.
- 7) This Development will affect the general feel of the Village. Local House prices will suffer as will quality of Life.

Mr J E Steele
442 Ash Bank Road
Werrington



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