

**From:** [planningcomments@staffs Moorlands.gov.uk](mailto:planningcomments@staffs Moorlands.gov.uk)  
**To:** [Planning Comments \(SMDC\)](#)  
**Subject:** Comment Received from Public Access  
**Date:** 24 November 2021 16:22:39

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Application Reference No. : SMD/2021/0694 Site Address: Land at Ash Bank Road Werrington Staffordshire  
Comments by: Malcolm and Julie Sanders

From:

49

Oak Mount Road

Werrington

Stoke on Trent

Staffordshire

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Phone:

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Submission: Objection

Comments: I am extremely concerned about the proposal to build 75 properties off Ash Bank Road in Werrington.

These concerns are:

- Impact on critical services such as the Werrington Village Surgery and the schools
- Increased volume of traffic on an already busy main thoroughfare
- Impact on refuse collection
- Potential increase in anti-social behaviour
- Loss of valuable green belt land and potential negative impact on house prices within Werrington

- Impact on critical services such as the Werrington Village Surgery and the schools

It is already extremely difficult to get a doctor's appointment at the Village surgery, especially for those residents without the ability to book online (e.g. older residents, etc). Introduction of 75 additional households will only increase the pressure on an already over stretched service, resulting in people needing to wait longer for treatment and potentially adversely affecting their health and ability to recover.

In addition to Moorside High School, we previously had separate infant and junior schools in the village, but they were amalgamated into one site after the infant's school was demolished, and the land sold for housing. This decision was taken by the council because it was viewed there were insufficient children living in the village to warrant both those schools. With the potential for anywhere between 75 and 225 (approx) children moving into the area, how will these be accommodated by our current schools? Will this negatively impact the quality of education provided to our children already attending these schools? We have friends living in Werrington vicinity who are unable to get places in these schools now, and this will only get worse as the positioning of the new estate means these children will get priority over families who have been living in

Werrington for a long time.

- Increased volume of traffic on an already busy main thoroughfare. Additionally impacting the ability for emergency service vehicles such as ambulances to get from call-outs to the hospital

Residents of Werrington are all too aware that Ash Bank Road is already extremely busy and congested, especially at peak times throughout the day. It is already difficult to exit the Oak Mount Road estate, and this has become increasingly difficult in the time that we've lived there. This can only become more challenging due to the proposed entrance way to the new development being in such close proximity to our entrance / exit for Oak Mount Road. With more standing traffic due to the additional congestion the new development will create we're also concerned about the negative impact on the level of emissions and quality of air in the village.

This increased level of congestion will also adversely impact the ability for Emergency Service vehicles such as Fire Engines and Ambulances to traverse Werrington village. Ash Bank Road is a major connecting route for the surrounding Staffordshire Moorlands area and the important services of the Royal Stoke University Hospital - time is often of the essence in healthcare situations, and precious minutes could be lost due to the additional congestion.

- Impact on Refuse collection

We currently have alternate Wednesday fortnightly household waste and recyclable / garden waste collections for the entire Werrington village. The additional development could adversely impact the regularity of our schedule (resulting in a longer gap between collections). This is both unsanitary and could lead to residents being forced to discard waste in more rural parts of Werrington (e.g. Wetley Moor). Council Tax levels are already high so existing residents should not be penalised - either by longer periods between collections or increased Council Tax to enable more Refuse collectors to be employed.

- Potential increase in anti-social behaviour

With a lack of suitable amenities for younger people in Werrington there has been an existing problem at times with Anti-social Behaviour in the village in more recent years and large groups of teenagers congregating near to shops, etc. This has made it uncomfortable / difficult for older residents and females who feel intimidated whilst out and about on their own in the locality. Police have limited powers to protect residents and satisfactorily deal with this situation which has the potential to increase due to the proposal to bring more young adults / teenagers through this development into an already blighted area

- Loss of valuable green belt land and potential negative impact on house prices within Werrington

As residents of Werrington, we feel very lucky to have greenbelt views, easy access to Wetley Moor and a variety of birds and wildlife (such as Foxes, Hedgehogs, Bats, Squirrels) on our doorstep. This development will adversely impact the rich wildlife and eco-system that exists in the village at a time when everyone should be looking to preserve nature and tackle climate change. We find it incredulous that the Council are considering taking away valuable greenbelt land and replacing it with low-cost housing (which incidentally will be situated adjacent to a Youth Offenders Institution - not exactly ideal for young families !!).

It's completely obvious that the Council has given little to no thought or consideration to the residents already living near the proposed site, many of which having done so for years having purchased their properties because of the open views, invasiveness of construction and the noise it will bring to the affected areas or the added strain the development will put on local resources like our GP surgery and schools. In addition, loss of the open outlook and sight lines can only decrease the value of nearby homes, and also more broadly average house prices in the village as a whole. It feels as though the quality of life and wellbeing of the people already living in Werrington is being totally disregarded.

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