
From: planningcomments@staffs Moorlands.gov.uk
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To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

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

From:
401
Ash Bank Road
Werrington
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Phone:

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Submission: Objection

Comments: I object to the above planning application. Having lived at 401 Ash Bank Road, directly opposite the Young Offenders institute for 25 years I have gained vast experience of this exact location. I have witnessed huge increases in traffic flow. I have fought, unsuccessfully, to reduce the speed limit from 40mph to 30mph. This is despite there being numerous road traffic accidents and uncountable near misses that I have witnessed. I shall detail my reasons for objection below.

Road Safety-as mentioned, I have witnessed numerous accidents and uncountable near misses along the stretch of Ash Bank Road between Johnstone Avenue junction and Washerwall Lane junction. The most recent, about 2 weeks ago, a van collided into the rear of a car directly outside 399 Ash Bank Road (this is directly opposite the Young offenders institute entrance and the proposed entrance to the development). Previously, 2 cars were witnessed racing down Ash Bank Road at approximate speeds of 80mph when one lost control directly at the entrance to the Young offenders institute, the vehicle ended up inside the allotment compound, destroying a BT control box in the process. Around 4 years ago, a taxi lost control and ended up on its roof in the front garden of 399 Ash Bank Road, directly opposite the Young offenders institute entrance. The increased traffic the development will produce is without doubt going to increase the risk of fatal accidents on this stretch of road. Why do we need to wait until that happens? Has the traffic been surveyed? At different times of day, school run, Alton towers traffic, HGV traffic? 75 houses, averaging 2 cars per house, 150 cars. This is an incredibly dangerous stretch in freezing conditions and I witness numerous vehicles skidding past my window on ice.

Visual Impact-the area is currently open land and I regularly hear owls in the evening. There is an open 'feel' to this area which has a positive impact on mental health. The development will enclose the area, making it feel more like a built up area, with a busy A-road running straight through it.

Local Amenities-the local school, doctors, dentist and library will struggle to cope with the increase of 75 households, estimating 300-350 people. We struggle to get appointments now, this will only get worse. The local post office has closed and remains empty. The local clinic closed. Only very recently has a childrens

Bmx facility been provided at the Meigh Road Park. However, to use this, children will need to travel on their bikes for half a mile on the very road that has had so many accidents, before the extra vehicles are using it. Werrington Parish also has a sports ground, which may tick a box on paper to accommodate the increase in children, but it is almost 2.5 miles away from the proposed development. I understand the catchment area for schools will reduce to allow the more local

Children to attend. However, this is just shifting a problem

elsewhere, the excess children aren't going to disappear, they all need schooling. Surely, siblings of children that already attend the school will also take priority over the more local children anyway?

Parking & Loading capacity-not only is it the residents vehicles that will impact the amount of local traffic but I expect many of these households will have deliveries/collections etc, further increasing the traffic density. Regularly vehicles travel towards Bucknall along Ash Bank Road almost collide as vehicles turn left into the Young offenders institute entrance. I witness this almost daily. The road bends slightly to the left, has a number of junctions/driveways to distract drivers travelling at 40mph. Deliveries/collections will increase this risk.

Environmental Risks-as mentioned, I regularly hear owls on the land, these will be pushed out. The increased traffic will increase pollution and road noise. Considering the development is opposite the main facilities of shops etc, I expect a pedestrian crossing of some sort may be installed. However, this will cause the stop/start of vehicles, increasing pollution at a time we are all meant to be trying to reduce pollution. This exact location is a walking route, something encouraged by governments, for schoolchildren. It seems contradictory to then ask them to walk in a more polluted environment. The removal of the natural grassland and its ability to absorb rainwater will increase the amount of surface rainwater and will increase flood risk of houses below.

Noise-living directly on a main road does have its downsides, particularly the road noise. To attempt to combat this, we have had windows installed that are made up of different thickness of glass to reduce the vibration and noise. Although this has slightly improved the noise level, the majority of the cars are at cruising speed, probably in 4th or 5th gear. The noise level will increase as vehicles have to rapidly accelerate from the access road onto the main A52. This will have a negative impact on the local environment and our family home.

Thank you for accepting my list of objections. I hope and pray I am never saddened by a fatality as a result of poor decisions.

Many Thanks

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