

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 04 January 2022 18:21:24

Application Reference No. : SMD/2021/0784 Site Address: Land East Of Sugar Street Rushton Spencer
Staffordshire Comments by: Sam Hughes

From:

Diglake Farm

Heaton

Rushton Spencer

SK11 0SF

Phone:

Email:

Submission: Objection

Comments: I should like to express concern that there was no attempt to notify my household about this plan. Our home is at the top of the private drive which is a continuation of Alley Lane and will be significantly affected by the proposed development. Our only way into and out of the property is via Alley Lane.

I also have the following comments specific to the application.

1. The drainage detail is not described. As the Council will be aware there is another building site under construction almost directly opposite this site. They have been unable so far to come up with an acceptable solution for foul and surface water drainage as Canal and Rivers Trust have refused permission for water to be discharged into the feeder. This has caused building work to stop with a group of partially completed houses abandoned for over 6 months now. This is both an eyesore and a waste of resources. I should therefore like to see the detail around the 'soakaway' solution loosely described in these plans to ensure that we do not again get an unworkable solution.

2. This field is (contrary to the application form) adjacent to a water course with water running along the top hedge, under the land at Billy's croft and Leek Old Road ending up in the garden of the Vicarage. The proposed building site already holds water in the bottom corner after heavy rainfall 'additional houses with associated path ways / drive ways etc will only increase run off (even using semi permeable products) and exacerbate this situation. We already have flooding on Sugar Street (damage done inside the cottages on Sugar Street on several occasions) during heavy rainfall the frequency of which is increasing with global warming. Building these additional houses would add to this problem and neighbours are already really very concerned about flood risk to their homes. The Royal Oak cellar floods too and needs a pump ready to go at all times. During high rain fall this pump runs flat out and has recently been replaced with something larger. Again additional water in this area would be of grave concern. It is also of concern that the Council state that they do not have to consider a flood risk for a development of this size. I should appreciate understanding this decision further particularly given our concerns.

3. Highways 'Sugar Street is narrow. There is already a difficulty for cars passing on the portion of the road between the cottages and the boundary wall to this field. Unless the cars are small one has to give way. The addition of this entrance (which is never used now) would complicate this scenario particularly with the additional of at least 10 cars into the mix.

Exit from Alley Lane is difficult with limited view both ways. Exiting here is already challenging. The addition of a further entrance relatively close but not easily visible is an accident waiting to happen. These issues will be compounded hugely if the part built housing estate is completed. The two developments at a conservative guess will add an additional 26 cars to Sugar Street traffic. A road that is already incredibly difficult to negotiate. On top of this you have the traffic to the school (almost opposite Alley Lane). There are now in excess of 40 children using the school the vast majority of whom are brought by car - of course drop off times and pick up times merge into peak going to work times. The traffic at that time particularly between 8 & 8:30 is heavy already. This is also compounded by large vehicles (or car and trailer) exiting and entering Sugar Street from Leek Old Road. There is insufficient room for cars to exit / enter simultaneously. I am not sure how this will be negotiated if Sugar Street and Leek Old Road are already full of cars trying to travel. Currently cars parked on Sugar Street by the wall to the Royal Oak mean that entry to and from the Royal Oak is "blind" and cars turning into Sugar Street from Leek Old Road have to use the wrong side of the road to progress. This all happens very close to the proposed entrance to the site. I appreciate that the plans offer parking to the people who park by the pub wall - however please see my concern detailed in the next point.

4. Parking ; We note that the plans include parking for the houses on Sugar Street. Should the houses on Sugar Street wish to avail themselves of these spaces what will prevent other cars parking where they are now. Would these parking spaces be leased or sold to the residents on Sugar Street? If not what is the guarantee off them continuing to be available? In effect could they be taken up with visitors / additional cars from the proposed houses.

5. Access to the proposed building site ; I note that there is turning space on site for large vehicles however will large vehicles be able to swing in from Sugar Street?

6. Street scene ; the proposed houses are not in keeping with the Rushton Street Scene being incredibly tall and overpowering ; exacerbated by the fact that they are on a hill. They also do not follow the ribbon design of the majority of Sugar Street.

7. Privacy ; White lodge and the cottages on Sugar Street are likely to have their privacy compromised.

8. Over development ; The target was for Rushton to have a maximum of 4-8 additional houses by 2032. If these plans are passed we will have the potential for an additional 13 houses on Sugar Street alone. Our village infrastructure is just not set up for this

9. Public Transport ; There seems to be a trend for plans to say that Rushton has a good public transport system. Please help me understand what constitutes a good public transport system. It is impossible to travel to and from your place of work on public transport. Unless you work very short hours.

I am not against development in Rushton at all. It is a lovely village to live in and it's good to see new people moving here.

I feel very strongly however that development has to be in keeping with what already exists and the lives of the people who already live here. It should not make their lives more challenging and it certainly should not make

the roads more dangerous. This development exacerbates danger on an already challenging road - one which houses our school. The Road really will be gridlocked if this development and the one on the opposite side of the road complete.

Please refuse this application on safety, over development and drainage grounds

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