

WERRINGTON PARISH COUNCIL



Clerk to the Parish Council:
Mrs Zoë Grindey
84a Danebower Road
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Stoke-on-Trent
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Staffordshire Moorlands District
Council
Planning Department
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

Date: 25th January 2022

Dear Sir/Madam,

Re: Planning Application SMD/2021/0694 – Development of 75 new dwellings, new access, provision of green infrastructure and all associated works

Following a public meeting held on 30th November 2021, attended by representatives of the proposed developer, Werrington Parish Council would like to raise the following issues and concerns on behalf of our residents.

Housing Offer

The Council wish to **object** to the proposed development being 100% affordable housing, as this is not what is required in Werrington, see attached letter from Feeney Estate Agents. Policy H3 of the Local Plan states that, '**Residential developments of 10 dwellings (or 0.5ha) or more shall provide 33% affordable housing**'. Therefore, an explanation is required as to why this development is 100% affordable housing. The demand in the area is for 2/3 bed homes on an open offer basis. As those generally looking to purchase in the area have deposits saved and a regular income, the shared ownership scheme is not required. It is felt that this contravenes the National Planning Policy Framework (NPPF) point 124(b) and the Local Plan point 7.48 and Policy H3.

Highways

Concerns were raised regarding the access to the development on Ash Bank Road. High levels of traffic is already an issue on Ash Bank Road, particularly at peak times, and introducing an additional junction with potentially 100 plus more vehicles, would only exacerbate problems. The crossroads at Cellarhead were declared as an Air Quality Management Area (AQMA) on 31st July 2019, due to the Nitrogen Dioxide levels caused by a high volume of queuing traffic. No measures have so far been implemented to address this issue. The addition of 75 new dwellings and the associated vehicles, to a site off Ash Bank Road, one of the roads forming the crossroads, will only increase the level of air pollution. Quoted on The Sentinel's website on 1st August 2021, District Councillor Paul Roberts said, 'I

had to queue a mile long at the Cellarhead crossroads at 5pm. It is a no-go area. Will you ever improve the air quality there?' It is felt that further investigation is needed in this area.

Current Provision of Local Amenities

It was not felt that sufficient consideration has been given to the impact of this development on local amenities such as the Doctor's Surgery and local schools. The Headteacher of Werrington Primary School has confirmed that they have **no** capacity for new children. When questioned about this, the developers stated that children would no longer be taken from out of the area to accommodate children from the new development. This may work for young children starting in reception class, however those aged 6-11 years moving into the new properties, would not be able to get a place at the local primary school. We believe that this is contrary to NPPF point 95 and point 124(c).

Drainage and Potential Flooding

Residents report that the site is regularly flooded, raising concerns over future issues. It is felt that the drainage is not adequate at present to support additional properties and that further investigation is required.

Noise Pollution

Due consideration has not been given to the noise pollution from the Youth Offenders Institution (YOI), which would be situated next to the development. Residents surrounding the YOI have reported constant noise and bad language. The new development would sit closer to the YOI than current properties, and therefore experience higher levels of noise.

Play Area

The potential developers informed the meeting that the decision not to include a play area within the development was at the request of the District Council. The Parish Council would strongly request the District Council reconsider this, as it is felt that a play area would be much needed as part of this development, rather than Section 106 monies to be spent on an existing play area.

We ask that you consider these concerns when making your decision.

Kind regards

Zoe Grindey – Clerk



9 Moorland Avenue
Werrington
Staffordshire Moorlands
ST9 0EQ

Monday 3rd January 2022

Dear Zoe / Werrington parish council,

RE: Development of houses SMD/2021/0694

I would firstly like to thank you for giving me the opportunity to express my concerns regarding the recent planning application for the 75 homes to be built on the land, Ash bank Road, Werrington. I was extremely disappointed to learn that 100% of these homes will be offered on an affordable homes scheme and not brought to the open market. It is my understanding this will be split 50/50 between shared ownership housing and social housing tenants.

To say I was shocked would be an understatement, especially considering the majority of builders offer up a fair 10-20% affordable housing on each new build site, usually because they are building to satisfy demand, with the demand being more new homes for open market buyers. This is also the case for Werrington and one of the reasons I was shocked to learn of the proposal – Why are they not using these buildings to satisfy the growing demand in this popular location? Why are they not giving fair chances to previous Werrington residence looking to relocate back? Why are the younger generation not been given a chance to buy in the area they grew up in? Where are the homes for first time buyers or families looking to upsize? Shared ownership is not an option for the majority of these buyers given they have the means to purchase 100% of a property due to hard work and savings – Why would they purchase 50% when they don't need to?

Werrington is an extremely sought-after area to live and an area to strive towards in terms of moving up the property market ladder. Many of my clients who look to purchase in Werrington have either saved hard to buy in the area or purchased their first home out of Werrington initially and returned when they could afford to. Shared ownership is not what my buyers want.



Cutting to the chase I feel offering 100% of these homes as shared ownership and social housing would be unfair to the people who strive to buy in Werrington. We simply do not have enough houses on the sales market to satisfy demand. This opportunity for new family homes must be opened to those looking to buy in Werrington on the open market. I have so many disappointed, proceedable buyers who have missed out this year so am in disbelief at the current proposals and would urge for this to be reconsidered.

Many Thanks for your time.

All the best.

Kind Regards

Sian Beech
Sales Manager

Feeney Estate Agents

www.feeneyestateagents.co.uk