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

Application Reference No. : SMD/2021/0829 Site Address: Land At Blythe Park Sandon Road Cresswell Staffordshire
Comments by: Denise WheatDraycott-in-the-Moors Parish Council

From:
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Submission: Objection
Comments:

Mr B Haywood

SMDC Planning Case Officer

Moorlands House Stockwell Street

Leek

ST13 6HQ

6th March 2022

Dear Sir

Reference: PLANNING APPLICATION - SMD/2021/0829

Elan Holmes (Midlands) and Scenterea Ltd. 2 Land at Blythe Park, Sandon Road, Cresswell

Application for Variation of Condition 4 regarding outline application SMD/2014/0576

I write in connection with the above planning application on behalf of Draycott-in-the-Moors Parish Council.

The Parish Council have examined the plans and have held an extra ordinary meeting of the Council on Monday 28th February to give members of the public who have written to the Parish chance to come to share their views on the application.

Draycott-in-the-Moors Parish Council RESOLVED to OBJECT to the proposed change of Conditions 4 from the original outline application which was a condition set out in the Document determined on 24th May 2016 by Staffordshire Moorlands Planning Committee and included in the 2015 Masterplan diagram.

4. The development hereby permitted shall not be carried out except in accordance with the principle details shown on the following submitted plans:-

- ¿ 120314-04 Rev C ¿ Suggested Roundabout Arrangement
- ¿ 120314-06 Rev A¿ Cresswell Road Footway and Localised Highway Widening
- ¿ 120314-08 Rev B ¿ Suggested Roundabout Arrangement
- ¿ 120314-09 - Swept Path Analysis Fire Tender - Emergency Access
- ¿ A-L-0001 Rev A ¿ Land Use Parameter Drawing
- ¿ A-L-0003 Rev A ¿ Access and Movement Parameter Drawing

As the time has expired on the original agreement, it should by no means give the developer reason to start changing the determined agreement made which at the time went through the full consultation process with the Community to come to a solution to make the development in Cresswell as effective in solving some of the ongoing highway problems in the settlement of Cresswell. These include speeding throughout the residential zone, fatalities caused by dangerous driving and heavy use from HGVs accessing the Blythe Business Park adjacent to the main Network Rail line.

The protection of Cresswell's rural qualities as a small hamlet is very important to the residents. Pressure for development in the village is considerable with the proximity to the A50 corridor, and the location on a commuter route to Stafford makes it a prime area for development. The need to avoid city style traffic systems is paramount and the original decision to have a roundabout system which is much more in keeping with a village of this kind is desirable. As the village is on a prime route to Stafford and Stone towns and a route cross country from the Moorlands to the M6 the village is prone to heavy traffic at peak times.

The reasons for rejecting the proposed change in Conditions to a traffic light road scheme is because of issues which residents will face with constant queues of traffic and engines running. The noise pollution, air pollution and light pollution from the lights outside resident properties will not be acceptable. Although effectively the lights would slow down and stop traffic the area will then lose its rural feature. It will be constantly congested, and the stalled vehicles will not meet climate change goals for cleaner air.

The Parish Council are concerned about the back up of traffic at peak times especially over the Network Rail level crossing.

Traffic lights are out of keeping with the village's character, which will affect the desirability to live in a rural village for new potential residents.

As an alternative to this proposal, the Parish Council fully support the construction of the roundabouts as originally planned. The roundabouts will enforce speed reduction naturally without need for electronic systems, and although initially potentially higher in cost, they will not incur expensive maintenance costs and replacement costs.

Many local residents of Cresswell and Draycott have written to their local Parish Councillors and attended Parish Council meetings recently to share their concerns. Clarification is needed on many of the questions raised. Below is a list of concerns which the Parish Council have resolved to object on the Residents behalf:

a) Road Widening at the Izaak Walton Pinch Point

A resident spoke regarding the road widening at the Izaak Walton pinch point with foot paths

This item is not mentioned at all on the variation of plans so could lead you to believe that this specific feature would not change from the conditions specified. The widening cannot be achieved without a land compulsory purchase order which is lengthy and expensive, so this will be put on the back burner until it is forgotten. This section of road may be small, but it is extremely important for children and residents walking to school and to catch more frequent busses on Uttoxeter road,

The failure to make it clear and to not mention the road widening and its footpaths in the variation of plans is conspicuous by its absence.

b) Roundabout will Slow Down Traffic without causing hold ups.

A resident explained how the Roundabouts were a one-off opportunity to slow down traffic on Sandon Road which has been the cause of a fatality in the past. The speed of traffic towards Hilderstone after they cross the railway is often fast and speed limits are not adhered to. Drivers speed up the moment they cross the level crossing and residents living along the road are in danger. If roundabouts are put in traffic will have to slow down. The roundabouts are well designed and will not cause hold ups, resulting in air pollution and light pollution to local residents which the money saving traffic lights will cause.

c) Service Road on Sandon Road.

Residents immediately affected by the change in Road layout were promised a Service Road to screen them from the new roundabout junction which they were content with as this will also help with the manoeuvre for parking of large camper van vehicles.

d) Church Lane Junction & Uttoxeter Road

Residents of Church Lane are concerned about egress onto Uttoxeter Road. The junction is also collapsing in this area, and road collapse could cause severe issues with congestion also caused by traffic lights. A roundabout construction may repair the underlying road fault if done properly.

e) Funding

A resident complained that Staffordshire Highways had already received the funding for the roundabouts from a Grant. This LEP funding for the deluxe roundabout road layout should be earmarked at the County Council for the project.

f) Definition of a Severe traffic safety issue

On the Form X which is one of the Planning documents, it states that the traffic lights are not likely to cause a 'severe issue.' What is the developer's definition of a moderate issue in relation to highway safety and pedestrians?

g) Toxic Land

Issues were raised before the initial outline planning proposal was passed of the land having a high level of toxic waste. This was ignored and the residents are concerned that their views will be ignored again by the Planning Committee.

h) The Blythe Park Industrial Estate is not well kept.

Residents have concerns that the developer is taking short cuts to make the development cheaper for themselves and not for the good of the community of Cresswell. An example of this is the state of the entrance with the terrible potholes caused by HGVs accessing the Industrial estate.

i) Time Scale

The developer has not adhered to the time scale set out in the conditions of the original agreement. There is a risk that the original conditions will be relaxed due to a passing of time. The original conditions should be adhered to as agreed.

j) Traffic Survey

The original traffic survey is out of date and residents doing Community Speedwatch have evidence of this. The traffic volume has increased since the original survey and needs to be redone.

k) Uttoxeter Road Junction

Residents living on the junction of Cresswell Lane and Uttoxeter Road will have constant traffic queues outside their properties causing air pollution, noise pollution and light pollution.

l) Uttoxeter Road as a Diversion Route

When the A50 is closed, and the diversion comes through the village. Draycott Level will be gridlocked.

Representatives from the Parish Council will be attending the Planning Committee to speak, so I will be in touch again as soon as the Agenda is published and available for booking.

Yours faithfully,

Denise Wheat

Parish Clerk on behalf of Draycott-in-the Moors Parish Council

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