

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 27 June 2022 18:23:24

Application Reference No. : SMD/2022/0268 Site Address: Land At Blythe Park Sandon Road Cresswell
Staffordshire Comments by: MICHELLE STEELE

From:

22

SANDON ROAD

CRESSWELL

STOKE ON TRENT

STAFFS

ST11 9RB

Phone:

Email:

Submission: Objection

Comments: I reside at 22 Sandon Road, directly opposite to the proposed application. I strongly object to this application.

The design aesthetics are not in keeping with Cresswell. This plan should be about integration, not take over. I am bemused at the housing design with the three 3 storey apartments blocks, 2 of which are at the gateway to the site. These buildings are simply not in keeping with a Hamlet such as Cresswell, which has only bungalows and 2 storey dwellings. Considering a previous application to rebuild a single dwelling on Sandon Road was restricted to a rebuild of a bungalow, surely demonstrates that constructing any dwelling over 2 storeys is simply not in keeping with, at minimum, the aesthetics of the area and, at worst, is an invasion of privacy for existing residents and not ideal for new residents in 2 story dwellings. My home, along with residents from No.16 upwards to at least No.44 are in a direct sight line of these apartments. Apartments have more comings and goings due to their nature. Additionally, it is a foregone conclusion cars will be parking in front of the building and not in the designated bays at the rear. Parking around apartments is always problematic and even more so for rentals, whether they are rentals via HA or private rentals. This has happened in new build locations in Cheshire East, Cheshire West, Stoke on Trent, etc. In a built up area I might understand a little more, but I really don't think Cresswell should be the testbed for construction of 3 storey buildings in a rural location. Tean has apartments in the listed buildings and it makes use of what we there and maintains the existing look of area.

This application shows a T Junction with Sandon Road, which has been clearly demonstrated as less safe than a roundabout on the new site. We all know that the original proposal going back several years had a roundabout which residents were assured was the best option and the subsequent variation to a T junction was rejected. Why upset existing residents with a T junction proposal? A T junction may be cheaper, but human life is not. Please consider the history of Sandon Road and a fatal incident not so long ago and add this to a new development that will have countless children living there. Children act with unpredictability and impulsivity. We are obliged to protect those, who cannot protect themselves - which means the safest of road layouts, not the cheapest of road layouts. Moving on to living opposite a T junction; this is simply not safe for me to get in and out of my driveway, whilst adhering to the Highway Code. My neighbours have longwheel base vehicles; try reversing in or out of your driveway opposite a T junction with traffic coming from all directions. An elderly neighbour who has visitor and carers several times a day. Not forgetting the road in and out of the site will be taking residential and industrial traffic. HGV vehicles stopping and starting at a T junction is noisy and disturbs the rural nature of Cresswell. Add to this lights shining directly into my home at all times of the night. Unacceptable.

We know Staffs Highways freely admit that a T junction is less safe than a roundabout, so why put in an application that has a T junction. Again, residents persistently tell anyone who will listen there is a pinch point by the Isaac Walton, which appears to be ignored. At the pinch point there is no footpath, so increased industrial traffic will increase the risk to pedestrians, besides road users. Something else Staffs Highways freely admit is a major issue.

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.staffs Moorlands.gov.uk/YourData>
