

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B3438/W/22/3299330

DETAILS OF THE CASE

Appeal Reference APP/B3438/W/22/3299330

Appeal By ELAN HOMES (MIDLANDS) AND SCENTAREA LTD

Site Address
Land at Blythe Park
Sandon Road
Cresswell
Staffordshire

SENDER DETAILS

Name MRS NINA BAGNALL

Address
20 Sandon Road
Cresswell
Stoke-on-Trent
STAFFORDSHIRE
ST11 9RB

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

Mrs, Nina Bagnall, 20 Sandon Road, Cresswell, Stoke on Trent, ST!! 9RB

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Appalled, but not surprised; this developer thinks residents will acquiesce to whatever is put on the table. WE WILL NOT.

A planning committee is made up of human beings and all of you are there to make sure decisions for the people who live and pay their Council Tax in the area in which they live. The developer will no doubt keep coming back if the decision made is NOT in his/their best interest and residents are not that naive to think otherwise. But, the Planning Department must stick to their first decision in favour of the residents.

Residents and councillors representing the Parish, District, and County, won based on planning grounds of Highway Safety and Residential Amenity (access to properties, noise, and pollution).

As a resident who will be most affected it is necessary to reiterate what has already been written; Cresswell does not have and will never have the capacity to accommodate heavy vehicles, (which police and other authorities are in agreement), nor do we have the capacity for new infrastructure. The Council is well aware of this already.

The original plan whereby the roundabout would be built across the road in the field was far better and although not wanted was a preferable option, giving the residents a feeder road to access their property in safety. A plan the highways department was in favour of; Mr Simon Haw senior highways officer came down, met with us, and explained the roundabouts and a new road. On his information, he convinced us to not continue to oppose the development.

A risky plan has now been put forward wherein there is no roundabout and no feeder road, instead, the access to Blythe Park will be across from my house. This is most unacceptable and extremely dangerous.

Sandon Road is already a busy road with many fatalities when accidents occur, (5 to date) Having heavy goods lorries trundling to and fro throughout the day and night will only exacerbate an already dangerous problem. Not to mention health issues with air pollution. This is a retrograde step. Keep to the original plan having roundabouts and a feeder road. Consider the pinch point.

Section 201 of the highways code clearly states when using a driveway, reverse in and drive out if you can. The new plans will make this a very dangerous manoeuvre either way with traffic hurtling along the road.

Developers will come and go but residents are ultimately going to have to live with what is decided regardless of safety or moral obligations. Cresswell is a hamlet, let the residents live in peace.

Kind Regards
Nina Bagnall