

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 LISA EMERY

Address
31 Rookery Crescent
Cresswell
STOKE-ON-TRENT
ST11 9RA

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

Dear Ms Gozra,

Thank you for taking the time to consider my concerns regarding this appeal.

I fully support the unanimous decision made by the SMDC Planning Committee to reject the proposal put forward by the developers to alter their plan from the provision of roundabouts to the installation of traffic lights on the following grounds of safety and amenity:

SAFETY:

Sandon Road Cresswell has already seen a number of fatalities caused by motor vehicles.

Unfortunately, some drivers see a straight stretch of road and assume it is safe for them to speed along this stretch with little or no concern for the local residents. The proposal put forward by the developers makes no provision for improving road safety, including for safe entrance/exit off the industrial estate or the proposed new housing estate and also for existing residents to enter/exit their properties in a safe manner.

The proposal also fails to address the 'pinch point' on Isaak Walton hill. This pinch point is notorious in the area, as two larger vehicles are unable to pass each other there, leading to a back up in the traffic in both directions. As this is already a busy stretch of road used by commuters and residents alike, the proposed development of a large housing estate with the extra vehicles this will bring will only add to compound this issue, impacting on road safety in the area negatively.

AMENITY:

- The Insurance Institute for Highway Safety (IIHS) quotes studies (Hu et al., 2014; Várhelyi, 2002) which claim that "installing roundabouts in place of traffic signals or stop signs has been found to reduce carbon monoxide emissions by 15-45 percent, nitrous oxide emissions by 21-44 percent, carbon dioxide emissions by 23-34 percent and hydrocarbon emissions by 0-40 percent. The proposal put forward by the appellant will have a negative impact on the hamlet of Cresswell by increasing air, noise and light pollution for existing residents, contrary to policies DC1 and T1.

Thank you for considering my concerns,

Yours sincerely,

Lisa Emery