

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 MR JOHN HOLDCROFT

Address
3 Green Park
Fulford
STOKE-ON-TRENT
ST11 9RT

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

The original planning application contained detailed plans and specifications of a new roundabout access to the site from Sandon Road Cresswell and a dedicated access road to serve the existing properties opposite the proposed new access, and a new roundabout at Draycott at the junction of Sandon Road and Uttoxeter Road. these proposals by the Developer received approval along with the main planning application.

Both of these measures were to address concerns about traffic safety and traffic speed, and to minimise interference with the amenity currently enjoyed by existing residents. It is clearly understood that roundabouts are more effective in governing and reducing speed. In a situation where, additionally, all the proposed developments at Blythe Park will greatly increase commercial traffic pressures on the already overburdened local roads the Developer's proposals cannot be supported.

I emphasise that both of these roundabout proposals were made by the Developer in the original application.

They were also considered essential in the interests of road safety.

There are records off fatalities on both Sandon Road, and at the junction of Sandon Road and Uttoxeter Road.

The Developer. for purely financial reasons, made application to replace the roundabouts with cheaper and less safe 'T' Junctions with traffic lights. The Developer wished to compromise road safety for purely financial reasons.

To its credit, the Planning Authority rejected the Developer's application, clearly valuing public and highway safety more than the Developer's finances.

I therefore support the decision of the Planning Authority, and request you to dismiss the Developer's appeal.