

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 24 August 2022 20:08:58

Application Reference No. : SMD/2022/0267 Site Address: Land At Blythe Park Sandon Road Cresswell
Staffordshire Comments by: Craig Whiston
From:

Uttoxeter Road
Draycott
Draycott

ST119AB
Phone:
Email:
Submission: Objection
Comments: Dear Mr Haywood,

I object against planning applications SMD/2022/0267 and SMD/2022/0268 based on the following grounds:

1. Three story apartments are not in keeping with the local area. If this application is approved it would set a dangerous precedent for three story properties in other rural Staffordshire hamlets. This housing design was described as 'urbanised' by the applicants agent. Urbanised properties are not suitable for a rural Staffordshire hamlet and the planning officer previously refused housing at Railway Cottages for what was described as "suburban design". This goes against the SMDC design guide which states that 'A new building should respect the scale of those surrounding it'. The Draycott-in-the-Moors Neighbourhood Plan Design Code by AECOM states that 'building heights should respond to the typical building heights within the existing settlement, adhering to a maximum of two stores'. The proposed dwellings are not compatible with these points.

2. Parts of the proposals have small or no gaps between the properties. This is also not in keeping with the local area.

3. The nature of the applications leads to confusion. There have been two applications submitted for the same land. One application shows infrastructure without existing permissions. A Senior Highways Officer also thought that this was confusing.

4. The lack of a landscaped border between new and existing properties also does not align with the Neighbourhood Plan. Documents such as the Neighbourhood Plan are meaningless if not being following by developers. Any application not following these documents should be refused.

5. The application does not properly address the requirements of the Strategic Housing Market Assessment.

Based on the points above, I believe that this application should be refused.

Kind Regards

Craig Whiston

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>
