

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 24 August 2022 20:12:08

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

Uttoxeter Road
Draycott
Draycott

Phone:
Email:
Submission: Neither
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

Olivia Holloway

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