

SIR WILLIAM CASH, M.P.



HOUSE OF COMMONS

LONDON SW1A 0AA

Mr Andrew Stokes
Chief Executive
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffs
ST13 6HQ

Friday 19 August 2022

Dear Mr Stokes,

RE: Application SMD/2022/0267; Reserved matters application for layout, internal access arrangements, scale, appearance and landscape details for phases 4 and 5 (157 residential dwellings and community uses) The outline application was an EIA application and an Environmental Statement was submitted to the council at the time SMD/2018/0789

I am writing to express my **objection** to application SMD/2022/0267.

Along with many of my constituents, I am concerned about the size and scale of the proposed development, which is not in keeping with the quiet rural character of the area. Cresswell is a small, quiet hamlet which would be adversely and irrevocably impaired by the proposed development and it would bring no benefit to the current population. No overriding need for such a large-scale development has been demonstrated in this location.

The proposed development is unsuitable and not in keeping with nearby dwellings. The three storey buildings at the entrance to the proposed development would be overbearing for the existing properties on Sandon Road, severely affecting the enjoyment and privacy of residents, as well as creating a visual blight and dominate the local landscape. I understand there are no other three storey buildings in Cresswell and no apartment blocks. My constituents are concerned that the proposed development would set a precedent for allowing further three storey buildings in the area.

I also have concerns that the site is too small for the proposed development; it would create unacceptable density and overdevelopment, with reduced garden amenity compared to the existing properties in the surrounding area.

The suggested pedestrian access from Sandon Close in the proposed development is unwanted and unnecessary and would adversely impact a peaceful cul-de-sac and could encourage loitering and anti-social behaviour.

I understand the proposed development will require the removal of a number of mature trees, which would be detrimental to the availability of green spaces and a variety of established natural habitats and wildlife.

Cresswell is located down a country lane with pinch points unsuitable for two HGVs to pass side-by-side and there is inadequate infrastructure for further increased usage by large vehicles or otherwise. The subsequent increased volume of traffic arising from the proposed development would be unsustainable and negatively impact other road users, exacerbating existing traffic congestion.

The internal road layout in the proposed development, featuring a shared entrance and exit for HGVs, commercial vehicles and residential traffic, could result in serious safety issues and risks a danger to all pedestrians, especially children. There appears to be less than adequate parking provisions for residents on the proposed development, which could lead to problematic and anti-social behaviour with parked vehicles blocking access and pavements.

There are limited footpaths in the surrounding area and the proposed development would result in a greater dependence on private vehicle usage to and from workplaces and schools, as walking can be challenging. Further vehicle usage would result in greater air, noise and light pollution, which could be harmful to their health and the wellbeing of the wider community on the whole.

Finally, consideration must also be given the effect on local amenities; Cresswell does not have the capacity or infrastructure to accommodate such a large development. I understand that nearby schools and health services are already stretched – the proposed development would load further pressure on these amenities.

On behalf of my constituents, I therefore ask you to reject the application for this proposed development.

Yours sincerely,

Ben