
From: planningcomments@staffs Moorlands.gov.uk
Sent: 26 August 2022 19:37
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Application Reference No. : SMD/2022/0267 Site Address: Land At Blythe Park Sandon Road Cresswell Staffordshire
Comments by: Denise Wheat Draycott-in-the-Moors Parish Council

From:

3
The Island, Tean
Staffordshire Moorlands
Stoke-on-Trent
Staffordshire
ST10 4JE

Phone:

Email:

Submission: Objection

Comments:

SMD/2022/0267 & Blythe Park Development & Reserved Matters

Draycott-in-the-Moors Parish Council

Parish Clerk - Mrs. Denise Wheat

3 The Island, Tean

Stoke-on-Trent

Staffordshire

ST10 4JE

25th August 2022

REF: SMD/2022/0267

Blythe Park Development, Sandon Road, Cresswell in the Parish of Draycott-in-the-Moors by Elan Holmes Ltd.

Dear Planning Officers and SMDC Planning Committee,

Draycott-in-the-Moors Parish Council would like to object to the proposed reserved matters for 157 houses at Blythe Park. Building heights should adhere to a maximum of 2 storey. The current proposal has three storey designs included.

The Parish Council want to highlight the need to keep the Hamlet of Cresswell rural in appearance and layout by keeping the original roundabout proposal which will also have the additional road safety function as a traffic calming device.

The Parish Council worked with technical planning consultants Aecom as part of their Neighbourhood Planning process. The Plan process was delayed, caused by covid, but the Design Code document was completed. Within this document (which is attached) in particular reference to p42 and p50. The document stipulates the requirements of Draycott in the Moors Parish Council for the planning of new developments in the area.

Draycott-in-the-Moors neighbourhood area is set within green belt land affording attractive views across the countryside and surrounding farmland. It is essential that all new developments should protect and enhance key views, as the long views help to retain the rural character of a place.

Landscape buffers should be included between proposed housing and the existing settlement areas. Correct distances and vegetation need to be factored into the join with existing properties a joining the development.

Residents of Sandon Close do not require a public access footpath to be joined to their cul-de-sac from the development.

New developments should also be aware of view corridors and seek to protect and enhance visual permeability where possible. This should be achieved through considerate building layout and orientation, which does not close views, and also by using appropriate massing that respects the existing character, building and scale. Existing hedges, mature trees and landscape features should be retained and enhanced within the neighbourhood area.

The Parish Council understand the need for residential growth in the area, but want to make sure that any development is done with respect for the existing community and to be considerate to the areas rural design code specifications so that the hamlet does not become urban and overpopulated.

Yours Sincerely

Denise Wheat - Clerk

on behalf of Draycott-in-the-Moors Parish Council

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>
