
From: planningcomments@staffs Moorlands.gov.uk
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To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2022/0268 Site Address: Land At Blythe Park Sandon Road Cresswell Staffordshire
Comments by: Denise Wheat Draycott-in-the-Moors Parish Council

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Submission: Objection

Comments:

SMD/2022/0268 ħ Blythe Park Development ħ Reserved Matters

Draycott-in-the-Moors Parish Council

Parish Clerk - Mrs. Denise Wheat

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25th August 2022

REF: SMD/2022/0268

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 the 60 houses at Blythe Park.

The Parish Council and local residents in Cresswell and surrounding villages have strongly objected to the ghost T junction entrance to the new development. 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.

Building heights should adhere to a maximum of 2 storey. The current proposal has three storey designs included.

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

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