
From:
Sent: 12 September 2022 22:25
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2022/0275 Site Address: Land At Blythe Park Sandon Road Cresswell Staffordshire
Comments by: Brent

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Submission: Objection

Comments: Dear SMDC Planning Committee

I truly object to this reserved matter, it cannot bring value to the local community that outweighs the terrible impact it will have. It is an entirely inappropriate setting for such a development and the consequences of allowing such an application to be approved would have an enduring aftermath on the Hamlet of Cresswell and the comfort and health of its residents and future generations.

Primarily, the reserved matter encompasses an area of land that falls outside of the boundaries of the outline application. This should not have been validated as a reserved matter and this dilemma has been highlighted with the department manager, Mr Ben Haywood, as it appears to neglect due process. It is reprehensible that the SMDC planning department operates in such a way that plainly favours developers over residents. The outline planning application did not deal with the transport, use and storage of aviation fuel, aircraft flight as a primary use of a land and did not grant use of a helipad and runway for sole purposes of the take-off and landings of aircraft. I have reservations about how this could escape the notice of SMDC planning department.

This reserved matter does not meet the guidelines of the NPFF. It is utterly out of keeping of the local area which is a small hamlet. It does not meet the test of a development that benefits local residents and future generations and it offers no benefit to the local area in comparison to its severe impact on local amenity. It also doesn't meet the test of whether this is an ideal location for the development or whether another location would be more suitable.

In regard to local amenity, the most disastrous outcome of the operation of this proposal would result in residents experiencing substantial noise pollution. The noise pollution of helicopters at 500ft in the air is approximately 87 DB, at 1000ft in the air it only reduces to approx. 78 DB which remains loud. The vibrations of helicopters in flight can be physically felt by people on the ground. This tragedy would be further exacerbated by the developer's clear admission and objective to have a constant and significant flow of landings and take-offs for testing purposes with hours of operation that may extend beyond 6pm. How can this be acceptable in a location with nearby houses, livestock and an adjacent approved development of an affordable housing estate? The impact of noise is heightened

due to the nature of helicopters as they are perceived as 10db greater than their actual sound. Existing environmental health studies prove that noise can affect mental health and has been implicated in producing stress-related health effects such as strokes, ulcers, heart disease, and high blood pressure. I can't determine why a developer would argue the reserved matter as a benefit to the local area whilst exposing residents to the overwhelming noise of helicopters in relentless operation.

The applicant claims that the development will substantially benefit the area due to jobs. This claim is very doubtful as the application doesn't have the integrity to estimate the number of jobs it is projecting; If I remember right, the current employees of Hill Helicopter amount to 3 people including the two directors and there is no indication as to the range of salaries that will be available. It fails to consider the solid reality that Cresswell is not an area of low employment, Cresswell and the surrounding villages are actually areas of high employment. The proposal ignores that the higher paid jobs will likely draw from external areas due to the required expertise. The supplier of helicopter parts is based in Cornwall and so the benefits to local fabrication business rapidly cease to exist. The prototype engine that hill helicopters is presenting also raises the question of whether this will result in a lack of expertise for any engineers already in the local area. Hill Helicopters doesn't conceal the reality that it is already partnered with manufacturing plants outside the area in relation to the design and blueprints of the prototype helicopters and it is likely that the engineers could be drawn from the same partner companies rather than any locals. It remains unclear how much of the manufacturing process will be automated which of course results in less employment. The positive claims are exceptionally vague and the benefits to the local area are considerably overshadowed by the impacts on amenity.

The development is evidently unsustainable. The infrastructure of Cresswell is presently under strain due to a highway network that is not fit for purpose, this proposal seeks to add more industrial traffic and even the necessity of aviation fuel tankers to travel a road that struggles to cope short of the 100+ homes that are due to be built in the area. It is disturbing that the access to this proposed development would involve industrial traffic and aviation fuel tankers running through the heart of a residential estate which places road users, cyclists and pedestrians, especially children, at heightened risk. Remembering that the parts supplier is based in Cornwall, it is tremendously unclear why Blythe Park is the ideal location as it doesn't have any access to the nearby railway due to an absent station, it doesn't have easy access to motorways and its access relies on a semi-rural road that even now fails to handle current traffic flow, particularly in rush hour and while there are closures of the A50. The claim of an unrestricted flight path of the helicopters is also ambiguous as it is obviously restricted due to the adjacent housing estate and existing houses in addition to the nearby railway. The proposed flight path covers a field with livestock and there are isolated houses in this area which would be disturbed by the disharmony of a helicopter flying over a peaceful rural landscape. Once more, the assertion that this site is an ideal location does not appear to meet the reality of such a claim and there are undoubtedly other locations which are far more superior for this development; I note that it is within the SMDC planning constitution to test whether a more suitable location exists and I unfortunately hold little confidence that the planning officer will even consider this test in their analysis.

The factory is out of keeping with the local area which is ultimately a hamlet with residential properties. Having this manufacturing plant near the approved affordable housing development location is exceptionally inappropriate. The building colour and architecture is extraordinarily industrial and overbearing in its nature and has no similarities with anything nearby. This factory would have a detrimental effect on the house prices of current residents and will also influence the approved affordable houses that are due to be built; the affordable houses, due to their adjacent location, will be the worst affected by the operation and use of a helicopter manufacturing facility. As affordable housing is primarily for members of public pursuing a foot onto the housing ladder, it is tremendously unethical to place an industrial manufacturing facility resulting in considerable number of aircraft flights per day in the vicinity; this unquestionably impacts their amenity. This can only limit homeowners' ability to progress up the ladder due to establishing a very unwelcome and unattractive area to purchase a home. It will remain a perpetual stain on the reputation of SMDC if this application is approved.

Best Regards

Brent Horleston

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