From: planningcomments@staffsmoorlands.gov.uk
Sent: 21 March 2023 21:52
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2022/0632
Site Address: 18 Manderley Barnfields Lane Kingsley Staffordshire ST10 2DG Stoke On Trent
Comments by: Shaun Hill
From:
Primrose Hill
Barnfields Lane
Kingsley
Staffordshire

ST10 2DG
Phone:
Email:
Submission: Objection
Comments: I would like to raise my objection to the proposed development for leisure accommodation (reference SMD/2022/0632) at 18 Manderley, Barnfields Lane, Kingsley due to highway safety, use and concentration of the site and sustainability grounds.

The development would incur an unacceptable impact on highway safety, with severe cumulative impacts on the road network as per section 9, point 111 of the National Planning Policy Framework.

This is envisaged through the volume of vehicle movements on Barnfields Lane increasing by over 34,944 per annum based on the 8 units with 2 vehicles, putting additional pressure on the lane and already busy A52. Access to the site is via a single width access road with no passing spaces whereby vehicles would inevitably have to reverse onto the lane being a dangerous and hazardous operation, where concerns are also held over the visibility of the splays.

The lack of amenities locally leads to poor Sustainability

The lack of infrastructure and minimal amenities in the village, will drive occupants to make more frequent and higher vehicle journeys to accommodate shopping and eating out, as there are no sustainable transport links to Kingsley, having only a limited bus route with no weekend service. This is unsustainable as it will generate a disproportionate number of additional journeys outside the village and undermine the spatial strategy of the Staffordshire Moorlands District Plan (adopted Aug 22)

Concerns over concentration

The plot's arrangement and location, in terms of its size, shape and awkward relationship with other existing developments relates poorly to the existing neighbouring properties and the character of the locality.

The over concentration of the site in comparison with the local surroundings will also drive an increased noise and air pollution from the outside living and eating which is associated with leisure units through open fires and bbq¿s which is also an environmental concern.

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