
From: planningcomments@staffs Moorlands.gov.uk
Sent: 27 January 2024 15:19
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories: Jane

Application Reference No. : SMD/2023/0632 Site Address: LAND ON NORTH SIDE OF Tompkin Road Stanley
Staffordshire Comments by: NICOLA GALLEY

From:

Tudor House
Tompkin Lane
Stanley Village
Stoke-on-Trent
England
ST9 9LX

Phone:

Email:

Submission: Neither

Comments: Dear Sir/Madam

I have lived in Stanley Village with my family for over 15 years, which is a very short time compared to most residents. During those 15 years there have been numerous occasions where planning applications have been made with SMDC and I have never felt the need to comment or object to any of them. However, I feel compelled to comment on this one, particularly in response to Staffordshire County Council's assessment of the highways risk and traffic assessment.

30 mph Speed Limit

Although Tompkin Road has a 30 mph limit, there are very few vehicle-drivers who stick to this limit. I have previously approached Councillor Charlotte Edwards via social media to ask about traffic calming measures on this road, both to and from the direction of Stanley Head and also down to the bridge on Post Lane. Our house is directly opposite the Traveller's Rest pub (who have been consulted on the planning application, however we haven't) and the speed of traffic is dangerous when exiting my driveway and also whilst walking. As highway safety is already an existing issue any increase in traffic from further development of the village will further compound this.

Accidents and Visibility Splays

While there may not have been any personal injury collisions logged in the council's system, my husband had a vehicular accident only 2 weeks ago, right outside our house. Trying to pull out of my driveway is a gamble on every occasion. Quite often, as well as driving too fast, drivers are increasingly selfish and will slalom parked cars and villagers trying to pull out of driveways rather than slow down or stop. The unwritten rule for villagers is that if we need to park on the road, we park pub-side. Most customers of the pub park on the pub-side (at busy times, e.g. Christmas they may double park, but that is not often). The proposed entrance on the plans is on the pub-side of the road. With vehicles parked there most of the time, being able to see oncoming traffic is, and will continue to be, difficult at the proposed entrance. With the speed of traffic on the road invariably being over the 30 mph speed limit,

with or without the creation of a visibility splay the increase in vehicles going in and exiting the proposed entrance is a serious road safety issue.

Footways on Either Side of the Carriageway

The pavement may be on both sides of the road at the point of the proposed entrance, however the pavement is only on both sides of the road for a short distance. In fact, most of Stanley Village has no pavements at all, meaning that combined with speeding vehicles, walking anywhere is akin to running the gauntlet. The small amount of pavement that we do have in the village is very poorly maintained, is slippery, the substrate is breaking down and, in many parts, is very narrow (one person wide at most). Increased traffic generation in the village from building more houses will not be conducive to the safety of pedestrians. This is especially true in the small area from Puddy Lane and up past the pub to the cottages on the left. The proposed new-build is to be located just off the middle of this busy stretch of road. During peak times, this small piece of highway is extremely busy, with huge volumes of cars and parked vehicles. Viewing the road at, say, 9am on a Tuesday morning won't really give you a realistic perspective. As residents, we all accept this as part of village life, but I really do think that this stretch of road is at its limit and fit-to-burst. More vehicles and traffic generation from more housing in a very small area of the highway is an accident waiting to happen.

Affordable Housing and Considerate Planning

While any home-owners in the village benefit from an increase in property valuation as bigger and more expensive houses are built, there seems to be little planning for the younger generations who wish to stay in the village and get on the property ladder. Or little consideration for aging residents who look to downsize into a single-storey dwelling in the area they have lived all their life. There's been a recent, nearby development at the site of the old riding school on Stanley Moss Lane. Big family-sized homes shoehorned into a small space, with little realistic parking. Similar to the proposal here. They don't seem to be selling very quickly. I'm personally not really sure there's a need for another large house (or houses) to be built, especially to be squeezed into an area overlooking and intruding on existing, mature properties.

Thank-you for taking time to consider my comments.

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