

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 08 March 2025 18:49:44

Application Reference No. : SMD/2025/0066
Site Address: Land Adjacent 310 New Street Biddulph Moor Staffordshire
Comments by: Jo Whiston

From:
322
New Street
Biddulph Moor
Stoke on Trent

ST8 7NQ

Phone:

Email:

Submission: Objection

Comments: Firstly, there is NO planning application notice anywhere near this site - not on any lampposts. Surely, notifying the public of this application is a legal requirement?

Secondly, I only found out about this planning application from my neighbour at 318 New Street, as you haven't sent me any information, even though you have listed me on your Consultation list - there is no consultation from you whatsoever.

I completely object this proposal for the following reasons:

It is over development of the site. Two four bedroom detached houses on such a small plot of land is not only in-filling beyond its capacity, it is also financial greed by the developer and Staffs Moorlands Council.

There is also the issue of a lack of visionary splay at the entrance/ of the proposed development. I am not sure if you are aware for a road with a 30mph speed limit, the following is typically expected:

Visibility at Junctions and Driveways: A clear line of sight must be maintained when entering or exiting a junction or driveway. The visibility splay should be designed to allow the driver to see other vehicles, pedestrians, or any obstructions in time to avoid a collision.

Typical Requirements: A minimum visibility splay might range from 2.4 meters (distance from the edge of a junction or driveway) by 43 meters (distance along the road) for a road with a 30mph speed limit. However, this can vary depending on local traffic conditions, road layout, and geography.

Traffic and Pedestrian Safety: In areas with high pedestrian traffic, additional requirements may be enforced to ensure safety. This may include the need for longer visibility splays or the installation of traffic calming measures.

In essence, the law requires that roads and driveways be designed and maintained in such a way that drivers have adequate sightlines to drive safely. There are always parked cars all along New Street either side of this development as none of the houses have their own driveways, so the only place to park in on the street. The visual splay from this proposed development will be non-existent which, is highly dangerous on a main road like this that has constant traffic, including tractors and buses. I would like to know what consideration has been given for this issue and the parked cars?

This proposal is for two detached four bedroom houses, which will likely appeal to families, who will have more than one car, so there is also the risk of an increased number of cars being parked along an already full New Street.

There is the environment to consider - this is a natural habitat and haven for local wildlife, which will be destroyed if this is to go ahead.

I doubt the sewerage infrastructure will cope with all the additional pressure on the system either.

I would appreciate if the Council would seriously re-consider this proposal and object it.

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>
