

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 11 March 2025 14:54:23

Application Reference No. : SMD/2022/0267

Site Address: Land At Blythe Park Sandon Road Cresswell Staffordshire

Comments by: Sandra Birds

From:

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Sandon Road,
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Submission: Objection

Comments: 1. To quote SMDCs own planning guidance Design principles for development in Staffs Moorlands
; New Dwellings point 2 new buildings should relate to existing in terms of scale and proportion, massing and materials and should derive their inspiration from local tradition.

The application details CRESSWELL HOUSE TYPE PLANNING DRAWINGS 26.09.24 showing the Wye Special 1B (1B2P) Block 2 CRS-G-P/WYE-1B-02 and Wye Special 2B (2B3P) Block 1 CRS-G-P/WYE-2B-01 which are blocks of 1 and 2 bedroom single level apartments in 3 storey blocks serviced by communal staircases.

Nowhere are there any apartments with communal access or dwellings in 3 storey blocks anywhere in Draycott or Cresswell or any of the surrounding villages in Staffordshire Moorlands and so is completely against SMDCs own Design Principles and totally not suited to our rural village and should be rejected.

In the words of Cllr Darren Price (Cllr for Planning & Regeneration) at the Parish Assembly 28/09/2023 Place and Context are key factors for any development and these apartment blocks are completely out of place and context in a small rural Staffordshire Moorlands village.

2. The access road is not suitably sized to service a domestic housing estate and busy industrial estate. For any housing estate in its own right there will be service vehicles, post vans, delivery lorries, delivery vans plus emergency services. Any one of those parked on the access road will block the road to access for articulated HGVs or if not force them onto the kerbs. Then there is the volume of domestic traffic for which the number of car parking spaces provided by document CRS-CPL-101-A Car Parking Layout detailed at 323. Extra though needs to be given to the access road and provisions for HGVs with access to housing from separate estate roads.

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