
From: planningcomments@staffs Moorlands.gov.uk
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To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2025/0013 Site Address: Land At Blythe Park Sandon Road Cresswell
Staffordshire ST11 9RD Comments by: Parish Clerk Draycott in the Moors Parish Council

From:

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The Island
Staffordshire Moorlands
Tean, S-O -T
Staffordshire
ST10 4JE

Phone:

Email:

Submission: Objection

Comments: 12th May 2025

Planning Case Officer

Staffordshire Moorlands District Council

Planning Applications Committee

Moorlands House

Stockwell Street

Leek

Staffordshire

ST13 6HQ

Dear Ms.

Representation SMD/2025/0013 ĩ Variation of Conditions 4 & 12 of SMD/2021/0829

Thank you for your consideration of the applications relating to the land at Blythe Park. The council is grateful for your work in managing the case and wishes to offer assistance as a statutory consultee, to the fullest extent of that

role. In the case of SMD/2025/0013, the council feels that there is an incomplete body of information that has been presented by the applicant which does not enable a fully informed response to be provided.

The document, issued by the applicant, titled 's73 Application letter' [sic] introduces the latest variation to the proposed junction arrangement as a change to the access to properties adjacent to Church Lane, following the revision of the 'Highways Maintainable at Public Expense' plan by Staffordshire County Council (SCC). The drawing provided by the applicant, titled 'PD-21-555-150e Signal Junction General Arrangement-Layout1' [sic] indicates more significant changes to the provision of highway infrastructure on Uttoxeter Road, in relation to developments on the Land at Blythe Park.

While not a comprehensive list of the changes that are illustrated in the new plan, there are noteworthy alterations that both have significant impacts on the amenity enjoyed by residents in properties which are accessed from that section of Uttoxeter Road, and are omitted from both the consultation response from SCC Highways and the aforementioned letter attached to the s73 application; these include:

- Removal of a pedestrian refuge/crossing
- Reprofiting the junction between Uttoxeter Road and Cresswell Lane
- Narrowing of the footpath on the westbound carriageway of Uttoxeter Road
- Reduction of grass verge on westbound and eastbound carriageways of Uttoxeter Road
- Redirection of the footpath on the eastbound side to be immediately next to the carriageway with no grass verge between vehicle and pedestrian movements
- More complicated crossing arrangements

with tactile paving present in additional locations on the proposed access road

The above points represent meaningful departures from the agreed plan however there is no detail provided by the applicant to justify these changes as appropriately addressing local policy, as not harming the amenity enjoyed by residents on Uttoxeter Road, and most importantly as safe alternatives to the previously varied proposal.

This application represents a further variation to the junction arrangement at this location, having last been varied, at appeal, in 2022 and originally proposed as a roundabout in 2014; each revision has sought to remove generally positive attributes of a plan which is largely controversial and does not enjoy public support in the parish. Concerns about the likelihood of the proposed service road becoming an alluring shortcut for motorists are well documented in the comments made by members of the public, as is the general sentiment that the proposal does not offer a solution which is considered to be appropriate for the location.

Unlike earlier variations, this application provides no data to allow consultees nor members of the committee to make a properly informed decision; the horizon for previous traffic studies, notably the Transport Assessment in 2014, extended to 2024 in its estimations for impacts on the highway network which has, of course, now lapsed and there is no appropriate alternative nor modelling provided which implies that these changes are satisfactory.

Furthermore, the Transport Assessment, and by extension addendums which have been provided in later applications faced criticism from an independent technical review by JMP Consultants who stated that it is considered that SCC is not in a position to accept the assumptions presented concerning the traffic growth assessments.

Draycott-in-the-Moors Parish Council takes highway safety very seriously. Current projects include investing in new data collection and information signage, and a large-scale project to secure a crossing and pedestrian refuge on Uttoxeter Road, towards the western border of the parish, in a similarly complex location with high volumes of traffic and traffic movements in multiple directions. The proposal that is made in SMD/2025/0013 is clearly conflicting with the ambitions of the council.

Given the situational context of the proposed service road, it is important to note that residents have a high likelihood of being required to make a right turn from the newly proposed junction as this is the primary direction of major routes, including the A50, A500, M1, M6, and the city which local experience shows are commonly accessed from Uttoxeter Road. This manoeuvre positions the vehicle very close to the island for the traffic lights shown in the plan, and visibility could be fouled by access to the popular Church Lane in addition to the change in grade at that location. This requirement is unique to the proposal shown in SMD/2025/0013 and is not present in earlier designs which either position vehicles further away from the island or omit the island entirely.

The council requests that further information is provided, to address the concerns outlined in this response and also to demonstrate that vehicular movements can be performed safely and within the standards set out by appropriate guidance such as the Design Manual for Road and Bridges (DMRB); particularly vehicle sweep and visibility splays for residents, and larger vehicles such as emergency services, requiring access to the proposed service road.

At this time, in the best interest of residents in the parish, Draycott-in-the-Moors Parish Council politely requests that this application be considered for refusal.

Yours sincerely,

Parish Clerk

Draycott -in -the Moors Parish Council

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