

[REDACTED]

Sent: 14 January 2026 11:39
[REDACTED]
Cc: Planning (SMDC)
Subject: Re: SMD/2025/0013 - Objection

[REDACTED] [REDACTED]

Good morning, Mr. Johnston,

Thank you for your diligent work managing the application relating to changes to the highway in Draycott, as part of the access arrangements for the land at Blythe Park.

I note that the applicant has further revised the proposal for this application, including a yellow box at the entrance for the service road. Having discussed this with residents, and fellow councillors, while it is welcomed that the applicant has indicated that they will take this opportunity to install some crossing refuges, there remain several unanswered questions about the revised layout (11/12/2025).

The Staffordshire County Council (SCC) highway officer has not consulted on this change, to indicate their opinion of whether this conforms with acceptable levels of safety, and to the knowledge of councillors has not attended a site visit to assess this. Residents have requested to meet with the officer at their site meeting.

At this time, I note that the questions that were raised by Cllr. Deaville and Cllr. Birds remain unanswered by the applicant; in addition to the points that they have so eloquently raised, I would appreciate clarification from the applicant and SCC highways concerning what party would be expected to either:

1. maintain and repair the proposed junction if damage is incurred by vehicle movements; or
2. replace the junction arrangement in full should the junction fail due to insufficient assessment of vehicle movements, speeds, and volumes.

Please consider this as an objection to the proposed junction arrangement, as revised in SMD/2025/0013, and I would appreciate it if this could please be added to the application record of documents on the planning portal.

Many thanks and kind regards,
Luke

Cllr. Luke Emery

----- On Mon, 27 Oct 2025 10:00:14 +0000 [REDACTED]
wrote -----

Good morning, Mr. Johnston,

Thank you for your diligent work managing the application relating to changes to the highway in Draycott, as part of the access arrangements for the land at Blythe Park.

The applicant has proposed significant changes to the highway infrastructure at the junction between Uttoxeter Road and Cresswell Lane, opposite properties adjacent to Church Lane. Having discussed this with residents, and fellow councillors, while it is welcomed that the applicant has indicated that they will take this opportunity to install some crossing refuges, there remain several unanswered questions about the revised layout (12/09/2025).

The revisions propose a meaningful departure from the plans submitted at the start of this s73 application, and also a marked departure from the previous variation that was allowed at appeal. Perhaps the most notable change, in this revision, which will have significant consequences for residents living on Uttoxeter Road is the removal of the yellow box junction. Local knowledge informs us that this junction will inevitably be obstructed by vehicles travelling eastbound on Uttoxeter Road, preventing vehicles travelling westbound from turning to enter the proposed access road. While this would negatively impact the amenity of residents in those properties, it also presents a concern for highway safety; motorists leaving Cresswell Lane and travelling westbound, or motorists travelling westbound from the eastern arm of the junction, would foul the proposed junction between Uttoxeter Road and Cresswell Lane while a resident waits to enter the access road, performing a right turn. The Staffordshire County Council (SCC) highway officer has not consulted on this change, to indicate their opinion of whether this conforms with acceptable levels of safety, and to the knowledge of councillors has not attended a site visit to assess this. As this represents a pronounced change in design which will influence motorist behaviour, I am concerned that this revision does not satisfy the safety of highway users and furthermore that the junction between Uttoxeter Road and Cresswell Lane will be prone to failure in this configuration.

Following the comments made by a resident of Uttoxeter Road about the required heavy vehicle movements to deliver oil to the properties adjacent to Church Lane, it does not seem that this proposed configuration can be delivered without an unacceptable impact on the amenity enjoyed by the residents in the affected dwellings. This presents an exceptional set of circumstances which need to be addressed, comprehensively, by the applicant and SCC highways department.

At this time, I note that the questions that were raised by Cllr. Deaville and Cllr. Birds remain unanswered by the applicant; in addition to the points that they have so eloquently raised, I would appreciate clarification from the applicant and SCC highways concerning what party would be expected to either:

1. maintain and repair the proposed junction if damage is incurred by vehicle movements; or
2. replace the junction arrangement in full should the junction fail due to insufficient assessment of vehicle movements, speeds, and volumes.

Please consider this as an objection to the proposed junction arrangement, as revised in SMD/2025/0013, and I would appreciate it if this could please be added to the application record of documents on the planning portal.

Many thanks and kind regards,
Luke

Cllr. Luke Emery