



Central & Country Developments Ltd ("CCD")

CCD has applied for outline planning permission to build 80 dwellings on land off Knightley Road, Gnosall – nestled in between Daffodil Drive and Moors Wood. The application was validated by Stafford Borough Council in March this year, but the application has only recently been published. Gnosall Parish Council unequivocally supports the application.

The planning application raises a number of serious issues:

Highway Safety, Access, and Traffic Congestion

The addition of 80 households will inevitably result in a minimum of 120–160 additional vehicles. This will severely exacerbate existing congestion at peak times, especially at the key junctions leading into the village centre and onto the A518.

The increased volume of traffic poses a direct risk to pedestrians, cyclists, and children walking to local amenities or school along Knightley Road, where footpaths are already narrow or non-existent in places.

Unsustainable Pressure on Local Infrastructure and Services

Gnosall's local GP surgery and medical facilities are already operating at or over maximum capacity. Residents face significant wait times for appointments. Local schooling infrastructure cannot absorb the cumulative impact of this development.

Impact on Landscape Character and Loss of Open Green Space

The site is a greenfield asset that contributes significantly to the rural, open character of Gnosall. A high-density housing estate of 80 homes is completely out of character.

Ecological and Environmental Impact

The loss of mature hedgerows, trees, and semi-natural habitats that currently support local wildlife, including protected bird and mammal species.

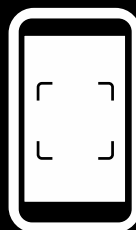
Unacceptable Impact on Drainage Infrastructure and Increased Localised Flood Risk

The developer CCD does not wish to construct a new surface water drainage system for discharge to Hollies Brook. They instead wish to piggy back on the existing attenuation pond on the Daffodil Drive & Tulip Walk estate (T&D), which consists of 55 dwellings and is maintained by a property management company at the expense of the T&D residents. Stafford Borough Council & Gnosall Parish Council are well aware that the T&D attenuation pond was built with a capacity 40% below what was stipulated by Stafford Borough Council. The developer is also aware of this but has not proposed a solution to the problem because they do not own the land on the T&D estate. Increasing the surface water load by c. 150% will increase downstream flooding on land around Gnosall Family Sports & Social Club, Station Road and Wharf Road.

BECOME A GPC MEMBER details overleaf



SCAN
HERE!



BECOME A
MEMBER

To become a member of or support **Gnosall Planning Challenge** you can register to receive updates, join their email list, and follow their social media channels to get involved with local action. Email the campaign directly at join@gnosallplanningchallenge.org to register as a supporter and receive email newsletters.

join@gnosallplanningchallenge.org
www.gnosallplanningchallenge.org