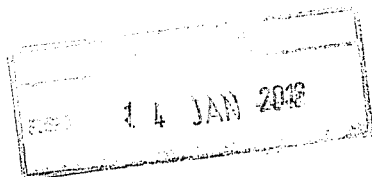


Objection to planning application SMD/2015/0736

Rachel Simpkin
Planning Officer
Staffordshire Moorlands District Council,
Moorlands House,
Stockwell Street,
Leek,
Staffordshire,
ST13 6HQ



Sender's address:
MR & MRS. D. SHOOTER,
45, BADGERS HOLLOW
CHECKLEY,
STOKE-ON-TRENT
ST10 4NW

Dear Ms Simpkin,

I wish to object to planning application SMD/2015/0736. I challenge the Applicant's view that the proposal should benefit from the 'Presumption in favour of sustainable development' (SS1a) – and that it is consistent with the Local Plan. There are inconsistencies, omissions and certainly disadvantages that significantly and demonstrably outweigh the benefits. These are outlined as follows:

1. Highway safety and traffic generation. This development will require an additional 30 - 40 new vehicles. These will only have access into Heath House Lane and will be forced to use housing estate roads to get to the only junction onto the A522. Since *there is zero provision in Lower Tean for children's recreational space (see 2), this extra traffic will add significantly to the danger to children who currently play on the roads, especially Goldhurst Drive and Heath House Lane.* Since it is not possible for the proposed development to have a separate access to the A522 it will inevitably channel more traffic through the estate.

For those living in Lower Tean a car is a necessity: The nearest shop and school to this proposed development are one mile away in opposite directions. There are no local employment sites. Public transport currently available is poor, and not suitable for persons attempting to access employment. Everyone who lives in the Lower Tean has to travel by car, be it for food, shopping, employment, or education.

From the highway safety and traffic point of view, site LT001 is inappropriate for development.

2. Lack of public open space and play areas for children in Lower Tean (and Checkley). We have no playgrounds or open space for children to play in Lower Tean, even though it has a present population of ~680.

The nearest play areas are in Tean, one mile away, and due to the distance, and busy A522, are not suitable for children under 11-12 years to get to safely alone. Lower Tean's population is currently around 680, a development of 20 houses, 13 with 4+ bedrooms will push the population to well over 700. Therefore **this planning development should include some provision for play areas, but it does not.** This Application does not follow the guidelines in SMDC's own core strategy and supplementary planning guidance on Public Open Space. In fact, *it only exasperates the problem of there being no public space.*

3. The housing type is inappropriate for local needs.

Lower Tean is a 'smaller village' as defined by the adopted core Strategy, and per the core strategy shall provide for appropriate development which meets a local social or economic need. The district needs affordable houses, and homes within the reach of first time, and second time buyers. Within the village of Lower Tean, we already have a good supply of large detached dwellings, and executive type housing. What the district is lacking are semi-detached and terraced dwellings suitable for first time buyers, and improvers. The council's own Core Strategy identifies one of its challenges as being the provision of affordable housing, and also identifies that there is an under supply of mid-sized units. This planning application is for outline planning permission of 20 dwellings, only 7 of which would be affordable, and 13 houses of 4+ bedrooms, and not the housing that the area requires. This will also mean a high density of housing on this site. The council's rural area strategy states that new build housing in the countryside will be restricted to that essential to local needs. **This Application is not meeting local housing needs, and is not meeting the council's own core strategy – it adversely affects local sustainability.** The development proposed amounts to over-development of this site, and should be rejected.

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4. Aesthetic considerations and character of the village. The planning application states that the major visual feature in this part of Lower Tean is the housing estate on the eastern side of Heath House Lane. I disagree: most of the village regard area around LT001 and the main road as being the old part of the village and to be one of its best features. The planning application states that these older houses are too distant to influence the form that the development should take. This is wrong: any housing on this development should mirror the existing old cottages. In terms of the *density* and character of the proposed development, this planning application, in its present form should be refused. The applicant wilfully withholds details of drawings and plans that could indicate that this is to be mitigated. The development will detract from the character of the village – this is an adverse impact.

5. There are more appropriate Brownfield sites locally rather than this Greenfield site. LT001 is a Greenfield site. Brownfield sites, such as at Fole Dairy are available locally. Moreover *the Fole site can reasonably accommodate 110 houses rather than the 20 proposed here.* It is very feasible for the Local Authority to make a much greater contribution to its targets using the Fole brownfield site (low impact) than by using Greenfield site LT001 which will have high impact disadvantages to the that outweigh the benefits. **Building on Greenfield LT001 will make only a negligible contribution to the housing targets in the Local Plan, whereas use of the brownfield site at Fole will make a significant contribution with very much less negative impact.**

Use of Greenfield sites calls for sensitivity and restraint by developers, not simply building as many houses on the site as they feel they can get away with. The amount of houses proposed on this site is far too many, and amounts to over development. This is not a sustainable option compared to local alternatives.

6. Tean and Checkley are being targeted for a disproportionate level of development that is inappropriate for the size of the community.

a) At this present time outline planning permission for 67 houses have been approved in Tean, another 49 houses in Teanford Lane have also been proposed. The Brownfield site of Fole Dairy will no doubt be developed within the 15year time period and will add at least 100 houses to the area. There will be other infill areas in the Tean, Checkley, Fole and Lower Tean. The total for this small part of the Moorlands is 216 houses in an area of 10 – 15 km²

b) From the Local Plan the amount of housing to be provided by all Rural areas is 928 with the total area of Staffs Moorlands being 576km².

The true context of this development is that an area of less than 2% of the is being asked to absorb 23% of the Rural housing requirement of the Moorlands area . The proposed development makes this very significant

imbalance in housing development distribution worse. This area is taking a 'big hit'. Considering the big picture, it is fully reasonable to reduce the unsustainably high housing density plans for this part of the SMDC area.

When set in a local context the proposed development is unsustainable and worsens an already imbalanced distribution of new developments.

7. Infrastructural challenges including transport and primary schooling. A development of 20 houses on this site will further exasperate infrastructure problems. Taken into account with 67 houses planned in Tean (approved after adopting the core strategy), there will be problems with provision of school places within the primary system. The adopted core strategy states (C1 4,) only permit new development where the utility, transport and community infrastructure necessary to serve it is either available or will be made available by the time it is needed. I believe that the occupants of 20 houses within a development which could be constructed in a short space of time could overwhelm the educational system despite the opinion of Staffordshire Education: what individuals currently living in Lower Tean are experiencing is rather different to the rosy picture painted in the letter provided. **The proposal is not sustainable in terms of transport and community infrastructure.**

8. Impact on the landscape context of the Designated Heritage Asset has been ignored and consultation of Historic England has been neglected. (Bowl Barrow)

a) The Bowl Barrow is a Designated Heritage Asset.

b) The National Planning Policy Framework (NPPF) is proscriptive with regard to Designated Heritage Assets – both their material structure *and* their landscape setting and context.

c) This Bowl Barrow is of a very unusual type and Historic England note that **"The location of the barrow on an artificial platform is a rare and unusual feature". ... "archaeological remains will exist within the mound and upon the old landsurface"**. The Barrow is situated on a 'local high point in the Tean Valley'

d) The landscape context of this Barrow is clearly important to i) the demonstrably incomplete understanding of Barrow and the peoples of the region 3,500 – 4,400 years ago, including by the archaeology of its contextural area,

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and ii) the appreciation of the monument in its proper landscape setting on the local high point above the Tean Valley.

The landscape context and situation of this Scheduled Monument would be *irreversibly damaged* by the proposed development.

The context and setting are completely ignored by the Applicant even though the National Planning Policy Framework: a) obliges the Applicant to give *context* proper consideration and b) obliges the Local Authority to give proper consideration to context in making Planning decisions.

9. Community involvement is significantly mis-represented in the Application (section 2.5). The Applicant notes that three residents of Lower Tean were present at a general meeting *four years ago* in 2011 in a different village and cites this as acquiescence.

However the Applicant chooses not to record the fact of there being > 100 direct written representations objecting to the development of site LT001 in the draft site allocation plan in the summer of 2015. This proposal has very significant community opposition. The letters outline the reasons.

10. The site LT001 is outside of the current Development Boundary as defined by the Local Plan that is in force now. The Council's current active development maps show that the site is part of a "Special Landscape Area" and should not be built on.

The SMDC states. "The development boundaries and Green Belt boundaries within the 1998 Local Plan are still in force until such time as they are reviewed as part of the Site Allocations work currently being undertaken. Please refer to the Council's Local Development Scheme for the latest timetable for the Site Allocations Review"

The site allocations review is incomplete, but expected imminently. It would be reasonable to see the outcome of the Review before making any decision on planning for this site, especially given the widespread community opposition. **The proposal crosses development boundaries that are still in force.**

Further comments:

WE CANNOT UNDERSTAND WHY THE OLD FOLE DAIRY SITE CANNOT BE USED FOR HOUSING DEVELOPMENT. RATHER THAN GREENFIELD SITES WITHIN THIS AREA OF THE STAFFORDSHIRE MOORLANDS. SURELY DERELICT BROWNFIELD SITES MUST BE DEVELOPED BEFORE GREENFIELD AREAS ARE CONSIDERED. IS THERE NO CO-OPERATION BETWEEN PLANNING AUTHORITIES. IF NOT, WHY NOT?

I ask that you reject this outline planning permission in its current form.

Yours sincerely,



10th Jan 2016