Abberley, Zoe

From: Planning (SMDC)
Subject: FW: Comment Received from Public Access

-----Original Message-----
From: planning@staffmoorlands.gov.uk [mailto:planning@staffmoorlands.gov.uk]
Sent: 15 May 2016 22:24
To: Planning (SMDC)
Subject: Comment Received from Public Access

Application Reference No. : SMD/2016/0269
Site Address: Land Junction Of HOT LANE BIDDULPH MOOR STAFFORDSHIRE
Comments by: Phil Mellor
From:
Phone
Email:
Submission: Objection
Comments: We wish to object to this outline planning application on the following basis:

Green Belt Development

The application considers that the development meets the requirement for "very special circumstances" for otherwise inappropriate Green Belt development, with reference to para 89 of the NPPF. The first 4 exceptions cannot possibly apply to the site.

The 5th refers to "infilling in villages", but the site is not in a village (eg as defined in the SMDC local plan site options for Biddulph Moor)

This leaves the final exception which relates to previously developed sites (brownfield) development. We have lived in on Hot Lane for 20+ years and in all that time the site has had no visible development. We understand that a valid exclusion to defining land as "previously developed" is "where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time". We submit that this exception most certainly applies to this site, and the therefore by the NPPF definition this is not a "previously developed site"

We also have concerns about any proposed development in terms of visual impact, cumulative impact a number of developments (as referred in local plan) and highway saefty issues for Hot Lane, but we understand that these are not under consideration at this time