

## Abberley, Zoe

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

-----Original Message-----

From: [planning@staffmoorlands.gov.uk](mailto:planning@staffmoorlands.gov.uk) [<mailto:planning@staffmoorlands.gov.uk>]  
Sent: 15 May 2016 22:10  
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: Ian Large  
From:  
Phone:  
Email:  
Submission: Objection  
Comments: I object to the planning application because;

The proposed site is in a designated green belt area and not in the proposed development plan for the local area.

The proposal does not meet five of the six 'special circumstances' for the use of brownfield development. The Brownfield consultation paper Jan 2015 No 13 excludes the use if the "land that was previously-developed, but where the remains of the permanent structure have blended into the landscape in the process of time" nullifies the sixth special circumstance.

It would not enhance the character of the neighbourhood, infact it would impact the rural setting, where all houses in the near area are detached and adequately spaced.

The visual impact would be detrimental as the buildings would be above the skyline and would be seen from a great distance.

The density of the proposed site is out of scale and is not in keeping with the surrounding properties.

Increased traffic, plus the location of the houses built right next to a dangerous junction, where visibility is already limited, and any house access, and or off site parking would severely affect passing traffic, especially agriculture vehicles including milk trucks and tractors which daily use Hot lane.