High Gate Farm
Common End
Main Road
Hollington
Stoke on Trent
Staffs
ST10 4HS

Chris Johnson Planning Officer
Staffordshire Moorlands District Council
PO Box 136
Buxton
SK17 1AG

9/7/16

Dear Mr Johnson,

Application Number : SMD/1016/0355
Applicant's Name: Mr. D Allen
Location: Land off Main Road Hollington

I want to register my objection to the above planning application.

The site is located is in the open countryside. I thought that SMDC gives preference to development on previously developed land in allocating land for development and determining planning. There are brown field sites in Hollington which are closer to the centre of the village whereas the proposed site is in a specific landscape area.

The term 'infill' is not appropriate for this site. Infill is meant to reduce the amount of open space for new development. Also the type of houses in the outline plan would not be in keeping with the locality. The infill area for Hollington, identified by SMDC, is in the centre of the village, not remote open spaces on the outskirts of the village.

The application is not sustainable. This plot of land is not in the right place to support growth and innovation. No thought has been put into the co-ordination of economic, social and environmental factors that make good

planning applications and appropriate dwellings. There are no local amenities and travelling to the few amenities in the centre of the village would require car ownership or walking because there is no regular public transport. The roads have no pavements and are very narrow in parts. This makes them dangerous especially when the road into the village is well known for speeding.
Five houses are proposed and this could mean up to 10 cars (2 for each household). This is a small site for 5 houses and everything to support them including cars, septic tanks, oil or gas tanks etc. Access and egress onto the busy Main Road would be extremely dangerous as the site is on a bend. The official speed limit is 40 mph but cars either fail to slow down coming into the village and accelerate well above 40 mph coming out of the village. During peak times the volume of traffic is very high as JCB workers use this road as a rat run. A site visit would easily demonstrate the danger of any development being built on this bend.

The proposal for five houses is a small estate which would result in lack of privacy, increased noise, increased pollution and decreased property values.

In summary, this application is based on speculation. There is no evidence of local residents or stakeholders being consulted to determine its need. It is a remote and unsustainable location. If consent is given it will set a precedent for similar applications leading to a radical change in the character of a small village.

Yours sincerely,

Mr C Walkman