

Our Ref: CPC/SMO/2017/005
Your Ref: APP/B3438/W/17/3167894

Planning Inspectorate
Room 3N Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

2nd March 2017

RE: Planning Application SMD/2016/0355 – Land off Main Road, Hollington

To Whom it May Concern,

We are writing in response to the appeal regarding planning application SMD/2016/0355, Land off Main Road, Hollington, Staffordshire. We would like to express our objection to the appeal for the following reasons.

Checkley Parish Council, are currently developing our own neighbourhood plan, which includes the initiative that where available, any developments in Hollington should satisfy the local need for starter homes to help the younger generation get onto the property ladder which includes the vision of building on existing homesteads.

Hollington is classed as a small village, and SMDC's Core Strategy categorises Upper Tean as a larger village which has been identified as being the rural centre for services, facilities and jobs, acting to sustain the rural areas and is expected to accommodate the bulk of the District's housing and employment development needs.

The location of this site is not within Hollington Village and is detached from the centre of the village as it is located 1.3km miles away. The site is located on a bend and although the speed limit is 40mph this stretch of road is notorious for speeding cars and takes the majority of the JCB employee traffic from Rocester to Cheadle/Tea at peak times making the entrance to the site dangerous.

There are no facilities close to the site. The facilities in Hollington consist of a Church, a Village Hall and two Public Houses, this site is 1.3km from these facilities so travelling to these would require the use of a car or to walk as there is very limited public transport. The road into Hollington becomes very narrow, allowing only one car to pass in some places, so is dangerous for pedestrians to walk from the site to the village.

For any development, brownfield sites should be favoured over greenfield sites. There is a current application awaiting a decision which is much closer to the centre of the village, also in the 30mph zone so a much safer entrance, with the provision of starter homes within the application. There is also a planning gain as the applicant is also proposing to donate some of the land as a much-needed car park to Hollington Village Hall.

In conclusion, we believe that the application should not be approved on appeal because it is not sustainable and is contrary to the conditions set out in Policy T1 of the Adopted Core Strategy Development Plan Document and the NPPF.

We look forward to your favourable reply.

Yours faithfully,

Mrs S Morgan-Owen

Clerk on behalf of Checkley Parish Council