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03 April 2016

Rachel Simpkin
Planning Applications Manager
Staffordshire Moorlands District Council
Moorlands House
Stockwell St
Leek,
ST13 6HQ

Dear Ms Simpkin,

Planning application SMD/2017/0151

I write to object to the outline planning proposal SMD/2017/0151 in Lower Tean.

It is clearly demonstrable that there are serious problems with the sustainability of the proposed development. Sustainability is the ability to proceed without affecting the future. This letter gives many examples of how the proposal is unsustainable. My reasons are as follows:

1. SMDC policy documents presently in force clearly state that the site should not be built on.

See Appendix 1. Map and SMDC statement

- The current SMDC site allocation plan says that plot LT001 is outside the Development Area and should not be built on.
- The site is in a "Special Landscape Area" and that designation is still in force
- SMDC documents state very clearly that the *existing development map applies* until the present review is complete.
- It is very clear that the existing map applies and that the proposal is outside the permitted boundary.
- Allowing building here would be contrary to the Council's policies and would set a damaging precedent for development Rural Staffordshire.

The site is inappropriate and the development is unsustainable in this respect.

2. The *landscape context* of an unusual example of Scheduled Ancient Monument would be compromised, contrary to guidance in the National Planning Policy Framework

See Appendix 2. Bowl Barrow

- The National Planning Policy Framework (NPPF) states that the Applicant is obliged to consider the setting/landscape context of Designated Heritage Assets and in particular Scheduled Monuments (Clause 128 NPPF)
- The Applicant has failed in his duty to consider setting and landscape context with regard to the Barrow and gives it no consideration.

- The Barrow is known to be of a very rare and unusual type. Historic England's records indicate that archaeology remains on the ancient land surface around the Barrow. This must include the landscape context not just the immediate area.

- The Barrow is on a local high point in the Tean Valley. Both the hill and plot LT001 are important part of its setting and landscape context.

- This development will irreversibly harm the setting and landscape context of this unusual type of Barrow and is therefore unsustainable.

- The Local Authority are obliged to consider setting and landscape context in their evaluation of planning applications (NPPF paragraph 129).

- This development will irreversibly harm the landscape setting of the Scheduled Monument

This development will irreversibly harm the setting/landscape context of this unusual type of Barrow and is therefore unsustainable. The site is inappropriate. *The Applicant has failed in his obligation under the NPPF to consider this. It is an NPPF obligation of the Local Authority to consider this in ruling on the planning application.*

3. Character of the village.

- LT001 is a green space in the centre of the old part of the village that is an essential part of the character of Lower Tean.

- The Applicant's view that the village character is dominated by a housing development is at variance with local opinion.

- The context of nearby Grade 2 listed buildings, would be compromised by this development.

The development would damage the character of the village unsustainably.

4. Why build on a greenfield site when there are brownfield ones available locally?

- The proposal is to build on a greenfield site – not touched by human hand for 5,700 years.

- There are brown field sites available locally, e.g. at Fole Dairy which is good for >100 homes.

- No 'compelling need' has been demonstrated to build on this greenfield site.

- The damage from building on a greenfield site will be irreversible.

Sustainable alternatives are available locally – there is no need for this here.

5. There is no need for this housing locally

- There are sufficient developments underway to meet all local authority targets.

- Local people don't need these houses – so why build them?

- Opportunities for larger developments in (4) above render this development unnecessary

6. There is no public space in Lower Tean – additional traffic will be forced through congested car-lined streets where children play.

- Lower Tean has ~680 residents but zero public space

- The original Council approved plan for the 1960s housing estate included a children's play area for its 102 homes. In the event Wimpey built 106 homes and the Council Inspector did not insist on reversal to give residents the playground.

- The nearest children's play area is 1 mile away in Tean, this is impractical for the under 10s.

Children play in the housing estate streets including Goldhurst Drive and Heath House Lane.

- There are no shops, schools or employment in Lower Tean and the public transport is inadequate for working people. The residents will be forced to use their cars.

- Residents at the development are expected to have about 40 cars.
- The only access to the site to the A522 would be through these streets (due to a one way section of Heath House Lane).
- The proposed access is very close to an existing junction that is already choked with parked cars (Heath House Lane /Goldhurst Drive).
- No provision is made in the proposal for a play area.

The development is unsustainable in terms of its traffic flow and traffic safety it contributes nothing to the problem of the lack of public space.

7. Drainage and flooding.

- The pond adjacent to Heybridge Cottage, and filled in by the then farmer, Mr Vernon, is not considered in this proposal.
 - The stream that runs through the cellar of 'Yewtree' (Grade 2 listed) is not considered.
 - During heavy rain, water runs openly down Heath House Lane and the resident of Heybridge Cottage has to take preventative action to protect his property.
 - This proposed development has the potential for significant adverse effects on these properties.
 - The Applicant does not refer to these issues and makes no provision in the Application.
- This proposal does not make proper consideration of local water flow and has the potential to harm adjacent buildings.

8. There will be zero contribution to the local economy.

- There will be no demonstrable contribution to the local economy or sustainability of the village.
- Any economic contribution from building activity will be transient and will not contribute to sustainability in Lower Tean

There is no case that the development would help the local economy.

9. There is very strong local opposition

- In 2015 there were more than 100 written objections from Lower Tean residents for the Local Plan consultation.
 - In 2017 there were more than 200 written objections to plans to build on this site.
- The Local Authority should take into account the weight of community opposition and its material content.

Conclusion: There is a considerable body of evidence that the proposed development is on an inappropriate site, is outside the development boundary for the village, is unsustainable and contributes nothing to planning targets or the economy. The Application presents an incomplete picture and underestimates a high volume of material community objections. Overall the material disadvantages significantly outweigh the benefits. There is more than enough evidence for the Council to reject this proposal outright.

Yours sincerely,

Prof Ken Durose

Appendix 1. Map and SMDC statement.

a) Statement on the validity of the planning map from Staffs Moorlands District Council.

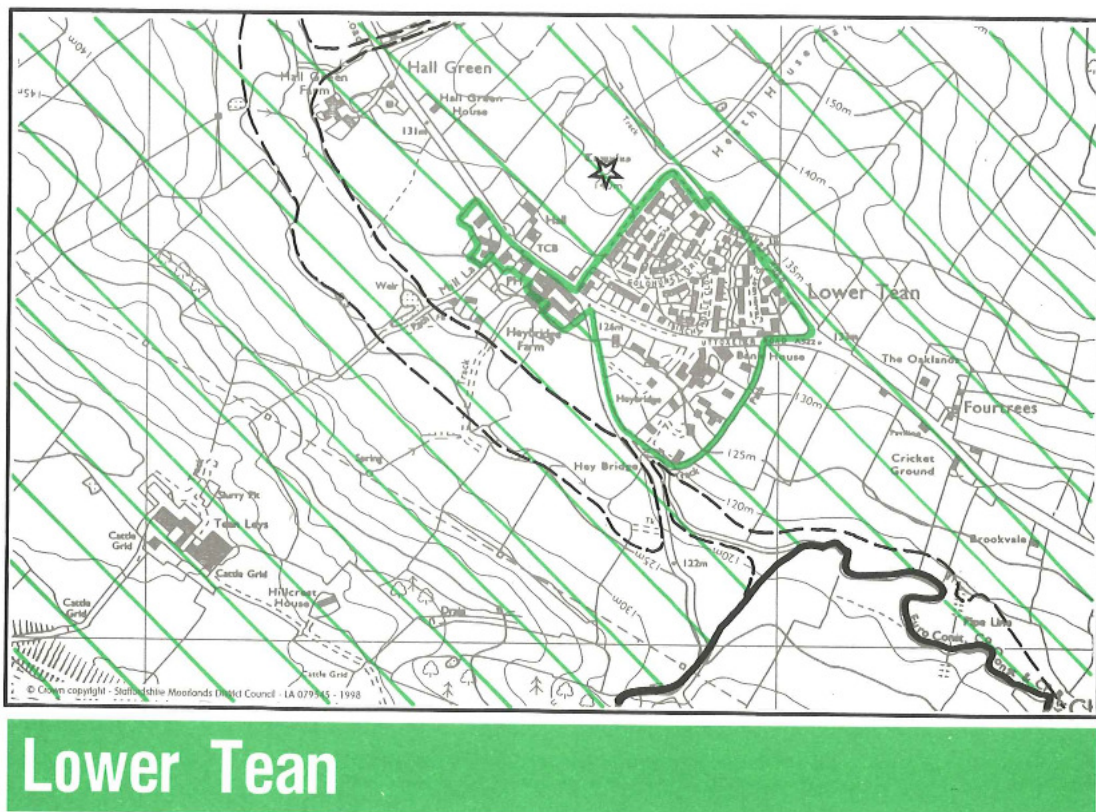
Reference <http://www.staffs Moorlands.gov.uk/sm/council-services/local-planlocal-development-framework/policies-maps>

Accessed 05 Jan 2015

“The development boundaries and Green Belt boundaries within the 1998 adopted Staffordshire Moorlands Local Plan are still in force until such time as they are reviewed as part of the Site Allocations work currently being undertaken.”

b) The present map extract showing that the site of the proposed development is outside the development area and is part of a Special Landscape Area.

From the ‘Staffordshire Moorlands Local Plan 1998’, p149



Appendix 2. Bowl Barrow.

Reference:

<http://historicismengland.org.uk/listing/the-list/list-entry/1008540>

Accessed 03 Jan 2015

Bowl Barrow 280m ESE of Hall Green House

List Entry Summary

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Culture, Media and Sport.

Name: Bowl Barrow 280m ESE of Hall Green House

List entry Number: 1008540

Location

The monument may lie within the boundary of more than one authority.

County: Staffordshire

District: Staffordshire Moorlands

District Type: District Authority

Parish: Checkley

National Park: Not applicable to this List entry.

Grade: Not applicable to this List entry.

Date first scheduled: 01-Nov-1967

Date of most recent amendment: 19-Jan-1993

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: RSM

UID: 22419

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Monument

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Bowl barrows, the most numerous form of round barrow, are funerary monuments dating from the Late Neolithic period to the Late Bronze Age, with most examples belonging to the period 2400-1500 BC. They were constructed as earthen or rubble mounds, sometimes ditched, which covered single or multiple burials. They occur either in isolation or grouped as cemeteries and often acted as a focus for burials in later periods. Often superficially similar, although differing widely in size, they exhibit regional variations in form and a diversity of burial practices. There are over 10,000 surviving bowl barrows recorded nationally (many more have already been destroyed), occurring across most of lowland Britain. Often occupying prominent locations, they are a major historic element in the modern landscape and their considerable variation of form and longevity as a monument type provide important information on the diversity of beliefs and social organisations amongst early prehistoric communities. They are particularly representative of their period and a substantial proportion of surviving examples are considered worthy of protection.

Despite limited investigation the bowl barrow 280m ESE of Hall Green House survives well. This investigation located pottery and artefacts of flint and jet. Other archaeological remains will exist within the mound and upon the old landsurface. **The location of the barrow on an artificial platform is a rare and unusual feature.**

History

Legacy Record - This information may be included in the List Entry Details.

Details

The monument includes a bowl barrow located on a local high point in the Tean Valley 280m ESE of Hall Green House. It survives as an oval earthen mound up to 2m high with maximum dimensions of 24.5m by 20m. The barrow is located on an artificial platform which is 0.1m high and extends a further 5m beyond the barrow edge. Limited investigation of the mound located pottery sherds, flint artefacts and a jet ring.

MAP EXTRACT The site of the monument is shown on the attached map extract. It includes a 2 metre boundary around the archaeological features, considered to be essential for the monument's support and preservation.

Selected Sources

Other

SMR No. 114, Staffs SMR, Round Barrow N of Lower Tean,
To Robinson K D MPPFW, Meeson, RA (County Archaeologist), (1992)
National Grid Reference: SK 01721 38741