Burnett, James

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

-----Original Message-----
From: planningcomments@staffsmoorlands.gov.uk [mailto:planningcomments@staffsmoorlands.gov.uk]
Sent: Saturday, May 27, 2017 6:35 PM
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Application Reference No. : SMD/2017/0199
Site Address: Land Adjacent The Cross MAIN ROAD HOLLINGTON STAFFORDSHIRE
Comments by: Mrs M. Swanwick (Chair)Hollington Residents' Steering Group
From:
The School House
School Bank
School Bank
Hollington
Staffs
ST10 4HH

Submission: Objection
Comments: Re: SMDC/2017/0199

We are responding to the above outline planning application as members of Hollington Residents Steering Group to formally object to it on the following grounds.

An inaugural meeting of 50 residents of the village on 13th April, 2016, at Hollington Village Hall, identified a number of interdependent and complex themes relating to planning. In summary, they expressed a preference for ¿brownfield¿ development and building on existing homesteads of largely affordable housing as the priority sustainable development policy for their village. Local residents have, for years, experienced frustration when planning applications to build on their homesteads for younger and older relatives have been refused. Subsequently, a Residents' Steering Group was established to improve communications, represent views of villagers and liaise with stakeholders.

During the last year the Steering Group has been working on the Checkley Parish Neighbourhood Plan which is now moving towards completion and includes brownfield development and development on existing homesteads as the central policy for Hollington. This outline planning application runs contrary to the views of local residents expressed in the embryonic neighbourhood plan.

In addition, there have been two planning applications in the last year which have gone to appeal. These are similar to application SMDC/2017/0199 in terms of the proposed use of green belt or open space sites outside the village development area. One of these sites plus 0199 were removed from the list of potentially suitable housing sites after

SMDC¿s Local Plan consultation in 2015. Both appeals have been turned down on the grounds of not being sustainable. These recent precedents have therefore been set for future, similar applications and cannot be ignored. They need to be taken into account when considering this latest application.

Although the proposed development provides much needed car parking for the church, the proposed access would generate additional traffic on an existing hazardous stretch of road leading to a bottle neck on the T junction of the Cross. Any road widening would increase traffic speed and increase risk. A recent Speedwatch survey in the village identified a traffic flow of 166 cars in an hour of which around 17% were exceeding the 30 mph limit.

SMD/2017/0199 application which does not specify affordable housing is considered by the Neighbourhood Planning Group as speculative and not sustainable as set out in the National Plan.

Mrs Melanie Swanwick (Chair), The School House, School Bank.

Peter Wilkinson, 1 Bank Cottages, Quarry Bank

Mrs Sandra Peck (Secretary), The Cottage, Common End.

Alan Hulme, Meadowside, Overton

Derek Wragg, Pine Tree Cottage, Buttermilk

Barbara Keeling, Weavers Down, Main Road.

Ivor Moseley, Folly Cottage, Fir Bob.

Bob Callendar, Hollington House, Main Road

Tony Shallcross ¿ Birch House, Main Road.