

Common End Cottage  
Common End  
Main Road  
Hollington  
Stoke on Trent  
ST10 4HS

Rachel Simpkin  
Case Officer  
Staffordshire Moorlands District Council  
Moorlands House  
Stockwell Street  
Leek  
Staffordshire Moorlands  
ST13 6HQ

07/06/18

Dear Ms Simpkin,

**SMD/2018/0312**  
**c/o Mr D Allen**  
**Land off Main Road**  
**Hollington**

**Proposed Development: Outline application for the erection of 3 no dwellings with all matters reserved except for access.**

Following my letters in July and September 2016 addressed to the SMDC and filed accordingly, I formally object to the latest planning application above for the same site by the above applicant on the grounds that it is a speculative project and unsustainable. My previous objections still stand, so will not be duplicated again here.

There are however a number of extraordinary claims made for this latest planning application ref SMD/2018/0312, which I wish to address:-

**Point 11. Foul Sewage : response unknown.**

There are no mains sewage connections available. This would be obvious to any person/agent who had done the barest amount of 'homework'. There will need to be substantial cesspit provisions and soakaways (let alone for rainwater) which will need to be provided. In addition, pump-outs will sometimes need to be required by a vehicle and tank with a very long hose, whilst being parked on the main road on a blind bend. Not viable.

**Point 13. Biodiversity etc**

Protected and Priority Species

There are a number of badgers which use the rear footpath and the land at night

**Point 14. Existing Use**

The area referred to in Point 13 above, has been used in the past to dump waste, including broken glass and bits of metal.

**Point 15. Trees and Hedges**

There are substantial trees and hedges on the site.

I would also like to make the following points:

- In order to supposedly alleviate vehicle pollution problems required for access to amenities, these homes are apparently targeted specifically for people aged 55 and over and who will not need to travel regularly to a place of work. As far as I am aware, people are required to work until they are 65\67. Their dependants will be much younger.
- Good broadband is NOT available in this area of Hollington (it may well be so in the heart of the village). Local supermarkets do indeed deliver (at an excess charge) This is no substitute for social interaction whilst supermarket shopping. 4G is intermittent and 2G, the most reliable, still drops out frequently on voice calls. The assumption made also presupposes that computer\broadband access is the preferred method of shopping for any occupant, which is a big and unfair assumption. The local milkman only provides a very basic variety of 'groceries' mostly at Christmas time. The Raddle Inn may have or had a limited and intermittent supply of groceries and is absolutely not a substitute for even the smallest of village shops. As for it being in easy walking distance, no sensible person would wish to walk the one mile plus down a very steep, very narrow lane to The Raddle with no pavement and with continued traffic from JCB and other businesses adding to the danger.
- The carbon footprint reduction referred to would (a) assume the people buying the property will have or will have to buy electric cars. This cannot be enforced and I suggest will be unlikely in the extreme. At present anyone driving an electric car and wishing to travel more than 200 miles, say, between charges cannot use electric cars anyway as the infrastructure in the UK is very sparse for recharging, not to mention lengthy.
- Photovoltaic panels, by actual experience in the village, work reasonably well in Spring/Summer, but are pretty useless in Autumn/Winter or when the sky is clouded. The battery storage is dependent on the batteries not declining in storage capacity, which again is provably untrue, and are pretty expensive to replace.
- Patently therefore, this proposal is purely a 'tick box' exercise, with knowledge or experience of Hollington village and its constraint, is based on nil experience and nil use of the technology proposed.

This planning application is patently unsustainable. Neither does it address many of the objections raised in previous planning applications and moreover, Hollington Village has already provided its plans to address planning requirements for sustainable housing elsewhere in the village and therefore in no way at all involved any planning or previous planning applications for this particular unsuitable area of ground.

Yours sincerely

Robert J Blacker Kyle