

Common End Cottage  
Hollington  
Stoke on Trent  
ST10 4HS

Ms L Jackson  
Case Officer  
Staffordshire Moorlands District Council  
Moorlands House  
Stockwell Street  
Leek  
ST13 6HQ

Dear Ms Jackson

**Re: SMD/2018/0575**  
**Land off Main Road, Hollington, Staffs ST10 4HX**

Please note our objection to the above Planning Application, as follows:

With reference to the application:

**Target Visitors**

Those who seek to explore the countryside by walking or bicycle.

Walking: very dangerous from the site – no pavements, used as JCB 'rat run' from all shifts at the factory. Regular traffic during the day. Very few footpaths all a good distance from the site.

Cycle Routes: vast majority are actually roadways! In reality, it is obvious that target visitors are those wishing to visit Altonn Towers.

**Future Phases**

Wild tenting in a wood will be very difficult, as unless trees are planted full grown, the saplings will take 20 odd years to become trees to form a wood, thus tents will be completely visible from the road until then, as apparently the existing hedge along the road will be removed as shown in the plan. Even if the hedge remains, it will not be tall enough to mask the tents from the roadway and environ.

The removal of washing and toilet effluent in Stage One would seem to require regular lorry-borne pump outs, whether for current or future phases. It is noted that initial submission (phase 1) does not appear to require septic tanks but the site map indicates each caravan pitch will have one, again continual pump outs will be required as no soakaways included. Health and safety concerns would be very considerable.

**Woods**

If Ray's Wood is an example of screening and a suitable site for tents etc, after 8 years of planting these are still only saplings.

**Car Parking**

30 plus cars entering and exiting this site on a daily basis is a frightening thought. Obviously shopping will need to be done in either Tean or Cheadle (none available in Hollington) and this is likely to be a very busy area into and out of a road already carrying too much traffic at up to 60 mph (the national limit).

- The SMDC strategy on development in the Hollington area has accepted Hollington residents resolutions with regard to land use in the village, which are already included into the relevant Neighbourhood Plan. These are to be taken into account in this strategy. The Plan has already accepted the national regional policy for sustainable development. This plan does not fit the sustainable development requirements.
- The proposed development is a considerable distance from current tourist facilities/attractions and would require significant travel to provide access to them. There is a highly infrequent bus service (once per week) to allow limited shopping and eating visits unless cars are used – which they will be.
- Paradise Farm is not a working farm so that the description of 'diversification for the site' is completely inappropriate.
- With the proposed 'phasing' of this planning application, with the implementation of phase 2 only projected after a viable 'and really unfinished phase 1', this application can only be described as self evidently speculative.

Yours faithfully

Mr R J Blacker Kyle