
From: planningcomments@staffs Moorlands.gov.uk
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To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories: Blue Category

Application Reference No. : SMD/2018/0575
Site Address: Land off Main Road Hollington Staffordshire ST10 4HX
Comments by: M SwanwickHollington Residents Steering Group
From:

The School House
School Bank
Checkley
Hollington Stoke on Trent
Staffordshire
ST10 4HH

Submission: Objection
Comments: Hollington Residents Steering Group

The School House, School Bank

Hollington, Staffordshire, ST10 4HH

Ms L Jackson Planning Case Officer

SMDC 18th October 2018

Moorlands House

Stockwell Street Hollington Residents Steering Group

Leek Staffs

ST13 6HQ

Re planning application SMD/2018/0575 Land off Main Road Hollington ST10 4HX

A meeting in April 2016 in Hollington Village Hall, attended by 50 residents, identified a number of interdependent and complex themes relating to planning. Subsequently a Residents' Steering Group was established to represent views of villagers and liaise with stakeholders. Subsequently we have been involved with compiling the Neighbourhood Plan. We are writing as members of Hollington Residents Steering Group to object to the above planning application, as it is contrary to many strategies and policies within the Local and Neighbourhood Plan.

Hollington is a linear working village in the moorlands, stone being the predominant building material, with dry stone walls and green spaces, it is classified as a small village in the adopted Core Strategy. This policy aims to ensure;

1. All development opportunities are sustainable and in keeping with the historical and rural character of individual villages.

2. Any development is at a scale appropriate and proportionate to the village to maintain and enhance the character of the area and distinctive urban form

3. To protect our distinctive landscape and wild life to preserve the rural feel.

1. The proposed site is not in a sustainable location. There have been two recent unsuccessful appeals which have stated that the additional accommodation constitutes an unsustainable form of development in that the site is greenfield and Hollington is classed as a small village has a low population, few services, no facilities and no public transport. The proposed site would lead to a significant increase in vehicle movements from both the arrival/departure plus reaching shops, services and to reach tourist attractions, consequently the proposal would be contrary to development plan policies T1,SS1a,SS6b,SS7,E3,R1 and the Churnet Valley Master Plan. As a result aspects of the vision, aims and objectives and strategies of the Core Strategy would be threatened and undermined. The proposals would not adhere to the sustainability thread running through the NPPF or section 4 of the NPPF which seeks to support sustainable transport.

2. This is a greenfield site;

The open aspect contributes towards the character and appearance of the rural area and landscape. The proposed amount of hard landscaping, access roads, septic tank and waste collection point notwithstanding proposed second phase sites for bicycle wash & storage, amenities building and future lodge, would be visually prominent when viewed from the nearest highways and rights of way in the wider area, and impair the rural character and appearance of the area. The loss of open green field is unacceptable and is not outweighed by the benefits of the proposed development.

This site is on an open hillside, which is visible from the south and east, offers no camouflage & any new planting would be laid bare in the autumn, winter & spring. The provision of a tree barrier is not in keeping with the open vista of the high ground abutting the Main Road and the visual approach to the village. Tents and static vans (shepherd's huts) and would be visually intrusive in the open landscape.

The existing hedge along the road will be removed unless planted with mature full grown specimens, the saplings will take decades to form a wood. (as demonstrated with Rays Wood after 8 years) All structures will be completely visible from the road until then, even if the hedge remains, it will not be tall enough to mask the tents from the roadway and environ.

3. Diversification; This property is residential not a working farm, therefore diversification of agriculture is not applicable and this is a speculative proposal

4 Change of use; No evidence has been submitted with the application to identify an effective need for a development of this nature. There is already ample provision in the area. There are two existing facilities providing nearly 100 camp sites and lodges, within a mile radius to this site which are well screened and do not intrude on the open aspect of the countryside i.e. Wood Farm Great Gate and Quarry Walk Camping & Caravan site

Should this application be approved, provision in the locality would equal the number of permanent homes, there is a risk of tourist provision outweighing the rural inhabitants.

5. Size and Scale The Design and Access Statement shows pictures of Shepherds' Huts, which usually require no hard standing. However the key of the Site Plan states;

¿Concrete hardstanding approx. 12.2 x 3.6m complete with foul drainage to septic tank and electric hook up. Suitable for Static Caravans, Touring Caravan/Motor Homes or Static Cabin¿

The concrete bases and the annotation reference on the proposed site plan is at odds with the Design and Access Statement pictures of Shepherds Huts. The Site Layout Plan details hard standing double the size required for Shepherds Huts. The largest Shepherds Huts are 5m x 4.6m less than half the size of the proposed concrete bases. It would seem that the real intention is to provide facilities and services for permanent structures i.e. static caravans or lodges.

Static caravans or cabins in this location are not in keeping with the rural setting, and would be highly visible from neighbouring properties and the higher ground of Firbob. The rural approach and setting to the village of Hollington would also be harmed.

In the event of the tent/camping proposals not materialising would the static or mobile installations be increased and utilised for permanent residential occupancy, subject to a change of use? Approving this application is open ended.

6. Waste Disposal; The site contains natural springs that are used by livestock on neighbouring properties. No consideration for waste management is incorporated in the layout other than effluent disposal, Industrial waste of the nature and variation generated by a camp site with the projected occupancy should be considered critical factors.

7. Light Pollution; The site is on a ridge 600ft above sea level, clearly visible from Cauldon Low and Alton. No details are provided of lighting for access roads and the Shepherds Huts/ or what would be proposed for Static Caravans, Touring Caravan/Motor Homes or Static Cabin. Lighting from this development will be visible on the skyline from a wide area.

Therefore we ask that SMDC recognise that the proposed application is not Economically or Environmentally viable by rejecting this application and preserve our diminishing rural landscape

Yours Sincerely

Hollington Residents Steering Group

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

Sandra Peck (Secretary), The Cottage, Common End

Derek Wragg, (Treasurer) Pine Tree Cottage, Buttermilk

Peter Wilkinson, 1 Bank Cottages, Quarry Bank

Alan Hulme, Meadowside, Overton

Barbara Keeling, Weavers Down, Main Road.

Ivor Moseley, Folly Cottage, Fir Bob.

Bob Callendar, Hollington House, Main Road

Tony Shallcross, Birch House, Main Road