

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 25 September 2022 19:20:12

Application Reference No. : SMD/2022/0458

Site Address: Woodland View Tenford Lane Tean Staffordshire ST10 4EL Stoke-On-Trent

Comments by: David White

From:

Little Gorsty Hill
Gorsty Hill
Tean
Stoke on Trent

ST10 4EL

Phone:

Email:

Submission: Objection

Comments: Re: SMD/2022/0458

Please note my objections and comments regarding this application.

The development lies within an area defined by the Local Plan as countryside and as such is covered by policies SS10, H1 and DC3. It appears that the planning statement has not considered SS10 or DC3 and as such should not be approved until these have been addressed at the very least.

The site location plan does not accurately depict the boundaries of our property or that of our neighbours land. It appears that the boundaries have been drawn without consulting any title plans of the affected properties and support solely the requirements of the proposed development.

I would like to make the following objections to this planning application in relation to Staffordshire Moorlands Local Plan.

Policy SS1

States: - easy access to jobs, shops and transport services by all sections of the community.

The proposed development does not provide for easy or safe access to jobs, shops and transport for those that cannot drive, contrary to the above.

States: - development which maintains the locally distinctive character of the Staffordshire Moorlands, its individual towns and villages and their settings.

The character of the proposed cluster of identical dwellings will not be in keeping with those already existing. All the existing dwellings are of distinct individual appearance.

States: - support development which secures high quality, sustainable environments, efficient and effective use of resources and contributes effectively to tackling climate change and reduced carbon emissions.

There is nothing in the Planning Statement to suggest that any measures will be incorporated into these dwellings to reduce their carbon emissions. Solar panels and heat pumps should be compulsory for new developments to help tackle the climate crisis.

SS10 Other Rural Areas Strategy

States: - 'Restricting new build housing development in the countryside to that which has an essential need to be located in the countryside in accordance with Policy H 1'.

There is no mention in the 'Planning Statement' of any justification for these dwellings to be constructed on the proposed site, contrary to the above.

States: - 'Allowing the conversion or replacement of an existing rural building in accordance with Policy H 1'.

The proposed development does not meet the requirements of H1 in relation to the density and poor accessibility to services.

Policy H1 New Housing Development

States: - 'All housing development should be at the most appropriate density compatible with the site and its location, and with the character of the surrounding area. Higher densities will generally be appropriate in locations which are more accessible by public transport and which have good access to services'.

The density of the proposed development is significantly greater than that of the existing properties, so does not meet with the requirements above. Also, higher densities are only appropriate where there is good access to public transport and services, which this site does not have.

Policy DC1 Design Considerations

States: - 'be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area'.

Red facing bricks are not the dominant visible building material for the existing dwellings. Most dwellings are rendered, so the proposed aesthetics of the development will change the character of the area, contrary to the above.

States: - 'be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance'.

The proposed development will not respect its surroundings or promote a positive sense of place due to its high density and lack of character and individuality, contrary to the above.

States: - 'incorporate sustainable construction techniques and design concepts for buildings and their layouts to reduce the impact of the development'.

There does not appear to be any mention of design concepts to reduce the impact on the environment. Meeting building regulations is a given, but why do 99% of developers stop there? Surely in this age of climate crisis we should expect this new development to go the extra mile and strive to go carbon neutral.

States: - 'provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use'.

The proposed development cannot meet this requirement owing to its width and poor visibility leading to safety concerns from increased traffic.

States: - 'require new developments to be well integrated for car, pedestrian and cycle use as well as other sustainable transport links'.

The proposed development falls short of meeting this requirement. Pedestrian and cycle use is not well integrated owing to the narrowness and poor visibility of lanes connecting the development with services and facilities of Upper Tean.

 

Policy T1 Development and Sustainable Transport

States: - ¿Ensuring that all new development is located where the highway network can satisfactorily accommodate traffic generated by the development or can be improved as part of the development¿.

The proposed development does not meet this requirement. The lane is narrow, has no lighting or pavement and suffers from poor visibility. There is no prospect of any of these issues being enhanced by this development, in fact exactly the opposite will be true. In all likelihood, the number of cars on the lane will increase by six to nine, owing to the occupants¿ need to access local services and facilities.

Design Guide SPD ¿ Sustainable development of new homes and buildings 3.18

States: - ¿We should be planning for new development to aim for zero carbon emissions.¿

Not even close, missed that target by a country mile. Where are the solar pv, solar hot water and heat pumps?

States: - ¿Siting ideally within a settlement with good access to public transport¿.

Again, this lane does not provide good access to public transport, so cannot meet the above.

States: - ¿Maximising solar gain and increasing the proportion of glazing the south facing elevations¿ and ¿Minimising heat loss by limiting openings to the north¿.

Plots 2 & 3 fail to meet the above as the patio doors will be northeast facing maximising heat loss. Whilst the front porch and garage will minimize the solar gain available via the southerly facing elevations.

Conclusion

This planning application fails to meet the requirements of SS1, SS10, DC1, DC3, H1 and T1 of ¿Staffordshire Moorlands Local Plan¿ and the SPD. There has been a total lack of consideration of the existing residents, their dwellings and increased traffic on the narrow, dark and dangerous lane.

The proposed development is not a step towards meeting housing needs, sustainability or stepping up to meet the carbon neutral aspirations of this country. I think that it is solely a money-making exercise to swell someone¿s bank balance at the expense of the environment and others. The most suitable place for this application is the bin.

Kind regards,

Dave.

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