

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 30 March 2023 14:09:27

Application Reference No. : SMD/2023/0115 Site Address: Land Adj Ash Lea Barnfields Lane Kingsley
Staffordshire Comments by: Mr P Plumb,

From:
26
West Road,
Seabridge,
Newcastle

Phone:
Email:
Submission: Objection
Comments: Dear Sir/Madam,

I am aware of Application Number SMD/2023/0115 Site Address: Land Adj Ash Lea Barnfields Lane and I would like to raise my objection to the proposed development and strongly believe as a regular visitor to the village that it should not be approved. I would like to make the following points in support of my objection: -

- 1) Development should, according to Policy, be directed toward brownfield sites within identified key towns and settlements. This is not such a location and is therefore contrary to Policy.
- 2) This is a further example of a developer having total disregard for designated Greenbelt land. The developer would have known the status of the land prior to purchase and yet having no local interest in the land in question paid significantly above agricultural value with the sole intent of future development for commercial gain. The developer will no doubt try to suggest that the development is 'infill' in order to overcome the requirement surrounding the National Planning Policy Framework - Protecting Green Belt Land. Point 149. E) Limited infilling in villages as being acceptable,

When the proposed plot is viewed from above, in an aerial format, it is clear that this is not 'Infill' but instead 'Ribbon' development along a farm track on the edge of the village. I urge the parish council and the council to review the aerial map closely before making their decision.

- 3) If the site is approved then other developers will use this development as a way to claim adjoining land has become 'Infill' risking further development of green belt land surrounding the village. This fact in itself demonstrates that the land is clearly not 'Infill' as true Infill should not create further Infill.
- 4) When walking in the area earlier in the year there was an abundance of wildlife along Barnfields lane including Barn Owls, Little Owls and Bats. Their habitat would be disturbed and partially destroyed by this development.

5) Road Safety ; During the summer months in particular and also during other seasonal periods Barnfields Lane is a particularly busy farm track with Agricultural vehicles belonging to several different landowners/farmers using the lane. I have observed that large, modern, farm machinery accesses farmland off Barnfields Lane several times per day during these times and Barnfields lane is the only suitable access to it. Whilst it is already questionable as to whether Barnfields Lane is wide enough to accommodate this below the proposed development, immediately in front of the development the lane narrows considerably and turning out of the lane would be extremely dangerous during these times. An increase in traffic volumes on effectively what is a farm track would cause a hazard for existing home owners, those using the footpath and agricultural vehicles accessing farmland.

In summary I strongly believe that having viewed the village from an aerial perspective there are more appropriate brownfield sites that should be developed before any consideration is given to Greenbelt sites in or around the village and the Green belts surrounding Kingsley should be protected as was intended for generations to come.

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