
From: planningcomments@staffs Moorlands.gov.uk
Sent: 09 August 2025 21:25
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2025/0305 Site Address: Playing Fields Holt Lane Kingsley Staffordshire ST10 2BA
Stoke On Trent Comments by: Mr Kennedy

From:
20 Hastehill Avenue

Kingsley

ST10 2BB

Phone:

Email:

Submission: Objection

Comments: With this planning application coming forward often in such a short space of time, it is only right I express myself regarding the plans for "Playing Fields Holt Lane Kingsley Staffordshire ST10 2BA Stoke On Trent".

According to the application, 9 new residential dwellings are to be built. 5 of which are to be for standard market housing (Lease) and 4 are to be restricted to over 55s (Lease). One of the main points made by the applicant of building on the green belt area is to provide housing for over 55s. 9 bungalows are on the planning, only 4 of those are secured for over 55s, which is approximately 44.44%. Building on this beautiful open green belt area with less than half the proposed residential area for over 55s does not show this build outweighs the green belt for improvements. On the main application, Sub-titled "assessment of flood Risk" the following question was asked "will the proposal increase the flood risk elsewhere". The applicant answered "No". The housing on haste hill avenue already suffer from flooding, some severe, primarily in the back gardens, which face the playing fields, This is due to the land that is proposed for new residential housing (playing fields, holt lane) is elevated land compared to the housing on haste hill. If using concrete or even permeable for roads and walkways, suggested by the applicant, they can still get blocked. With leaves, soil, and other foliage which is high in the area. The land is a terrible location to be building housing on, especially on an elevated ground. Which already causes floods every single year. To make things worst, on the proposed site layout plan, there seems to be an area for a 100sqm pond, in front of 20 Haste hill avenue, closest to (footpath 4). This property is most certainly the worst out of the houses on haste hill, which are prone to flooding, there is many (photographs). While ponds are primarily designed to mitigate flooding by capturing stormwater, they can also paradoxically contribute to flooding under certain conditions. If a pond becomes obstructed by debris, rubbish, sediment, or invasive vegetation, it's capacity to hold water is reduced, increasing the risk of downstream flooding, again, which is high in this area. One of the many reasons green belts are there, is to protect the countryside, and preserve the character of historic towns, which this does not. The development is inappropriate for the Green Belt, as it would harm the openness of the area and cause significant visual intrusion, especially with the land being elevated over haste hill. The playing fields is beloved by myself, neighbours and other village folk, and the many who come to visit Kingsley for the unique beauty of the countryside. The applicant on numerous occasions makes it seem that the playing fields has been abandoned by the locals, and that we do not care for this proposed development, this is quite clear in the (planning scheme 7 final), none of which is true. One of the comments mentioned under section 3.8 is, and I quote "It must also be considered that if the local residents and community passed up the opportunity to purchase the building and the football pitch then there were no keen desires for the facilities to remain as part of a community asset". There could of been numerous reasons why this land was not purchased by the local residents and community, one being funding. The field is used by the locals

everyday, with this proposed development, this will be lost. With so many locals objecting to this planning application in this past, and currently, this shows a strong objection to this proposed development. I must also mention that the loss of this field will increase merging of neighbouring towns Kingsley and Kingsley Holt, as the only fields separating both towns then would be the farmers land.

I object this plan development strongly.

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