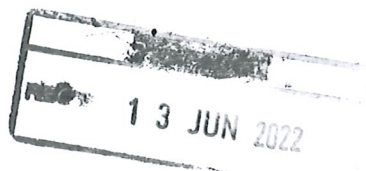


Chafes Hague Lambert

SOLICITORS



Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire Moorlands
ST13 6HQ

6 June 2022

Dear Sirs

Applicant's name : Berrington Holdings Ltd Mr Robert Simcock
Applicant's Land : Land north of Marsh Green Road, Biddulph, ST8 6QP
Application number : SMD/2022/0229

I refer to your 26 May 2022 letter inviting comments on the above proposal.

My wife and I own Marsh Green Farm which includes just under 2 acres of land.

Contrary to the Applicant's statement on page 6 to question 5 of the section entitled Pedestrian and Vehicle Access Roads and Rights of Way, Marsh Green Farm (and the Byre) have an existing right of way to access our parcels of land via the existing access point from Marsh Green Road.

I enclose a plan of the area over which Marsh Green Farm (and the Byre) have a right of way through the existing access point from Marsh Green Road over the Applicant's Land.

It is important to note that the right of way over the Applicant's Land has a 6 metre width (ie it is wider than the existing access point) because of the need for an appropriately sized turning circle for tractors and other farm machinery (including for haymaking and hedge cutting purposes) to access our land through the gate that leads from the Applicant's Land to the land accompanying the Byre.

I believe that the existing right of way in favour of Marsh Green Farm and the Byre has two important impacts on the planning proposal :

1. The proposed new access point and infill of the existing access point would leave the parcels of land accompanying Marsh Green Farm and the Byre with no access to allow their land to be maintained. Amongst other things, this would cause a significant detriment to the public visual amenity of the local area.
2. Even without the proposed change of access point, the 6 metre width of the existing right of way over the Applicant's Land will narrow the remaining area upon which the Applicant could place the proposed 5 stables and tack room with suitable fencing that

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