

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 21 March 2024 08:34:05

Application Reference No. : SMD/2023/0629

Site Address: 5 Mill Hayes Road Knypersley Staffordshire ST8 7BH Stoke-On-Trent

Comments by: Lisa Middlehurst

From:

Squirrel Hayes Lodge
162 Park Lane
Knypersley
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Submission: Objection

Comments: Notwithstanding any changes to the proposal reflected in Revised Plan P347-211PP022 Revision B, I wish to restate my formal objection to planning application SMD/2023/0629.

The Heritage Statement and amended proposals do not resolve planning concerns raised by myself, and authorities including the Conservation Officer and SMDC Environmental Health.

The proposed development will have a considerable impact on the context and setting of Squirrel Hayes Lodge, a Grade II Listed building and the heritage assets within its curtilage. The new Heritage Statement fails to recognise the fact that there will be intervisibility between the Lodge and the proposed stable block when viewed from Park Lane.

For context: a 2-metre plus wooden fence, elevated on sleepers, was constructed by the applicant on 28.12.2023 in front of the green hedge to the rear of properties on Mill Hayes Road. This has already had a detrimental impact on the setting of the Lodge when viewed from Park Lane. At 3.2-metres high, the proposed stable block will be more than 50% higher than the fence. Once again, no ground levels are presented in the application to offer an accurate indication of the height of the finished stable block. However, it is highly likely that this overbearing building will far exceed the height of the stone outbuilding contained within the curtilage of Squirrel Hayes Lodge.

The local importance of the carriage drive between Biddulph Grange and Greenbank Country Park (clearly shown passing in front of the Lodge on Ordnance Survey maps from 1860) was downplayed, and not covered in sufficient detail in the Heritage Statement to help planning authorities determine the true impact on context and setting when determining the application. Given that there will be a visible impact, and the proposed development has no public benefit whatsoever, paragraph 208 of the PPF should still be taken into account when assessing any harm to the significance of the lodge and its setting.

Furthermore:

The commercially-sized stable block is significantly overbearing in size and will encroach on the Listed

Building.

The proposed materials have not changed and are still of an alien palette.

A stable block of this size, in such close proximity to residential properties, will attract statutory nuisance complaints due to manure, odour, insects, noise, and vermin.

The proposed LED lighting specified in the plan (Coast Luton 12W LED Wedge Bulkhead) may also cause a statutory nuisance (glare and light spill) in what is currently a dark space.

After dusk, the high-lumen LED lighting (4000K) will have a detrimental effect on the flight path of the bats that forage around the Lodge. This has the potential to delay their emergence, which has been shown in studies to have a direct impact on bats' reproductive ecology.

Flightpaths to and from a roosting point are just as valuable as the roost itself. According to the Bat Conservation Trust, severing a key flightpath due to artificial lighting could cause desertation, and this loss of a roosting site could constitute an offence under legislation.

Many night-flying species of insects that bats hunt are attracted to light, especially those with a high blue spectral content (as is the case with the 4000K LED luminaires itemised in this proposal). This will inevitably affect the feeding behaviour of the bats that are frequent visitors to the Lodge, which may be less able to forage successfully and efficiently. A bat survey to identify key and supporting habitats, and a lighting design that includes lux modelling, may help to inform the planning decision in this regard. Post construction monitoring of lighting and bat activity may also be required on a regular basis to inform a Statement of Conformity.

Surface water drainage and unexpected contamination have still not been addressed, and no finished ground levels have been provided (Public Response 23.01.2024) to inform the planning decision.

I would therefore request that you take all these points into consideration when determining the outcome of this application.

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