

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 18 November 2024 21:46:46

Application Reference No. : SMD/2024/0486

Site Address: LAND TO THE NORTH MOORSIDE FARM Eaves Lane Armshead Staffordshire

Comments by: Matt

From:

Moorside Farm
Eaves Lane
Armshead
Stoke on Trent

ST2 8LY

Submission: Objection

Comments: I strongly object to the above application for the Gypsy and Transit Traveller site because of its:

1. Detrimental impact on the greenbelt
2. Detrimental impact on residential amenities
3. Significant reduction in Biodiversity net gain
4. Significant impact on the safety of vulnerable road users

We are from a farming background and purchased Moorside Farm in 2018. Here at Moorside Farm, as well as our full-time jobs, my partner and I have grazing cattle, horses and chickens. We look after the land and are bringing up our young family. My family have a long history of farming within the Staffordshire Moorlands and farmed the land at Moorside Farm, before the previous owners.

The application site, immediately adjacent to our house, was once part of Moorside Farm holdings, but until 2024 had been retained by the previous owner. On this small field, the farmer continued agricultural activities, rearing of calves, keeping chickens, ducks, and grazing horses on the land. Many of the agricultural implements and machinery that previously resided at Moorside Farm were moved onto this land before the sale of Moorside Farm. These were used occasionally, but perhaps kept for nostalgia. There were no dwellings or amenities for long term occupancy, only electricity to the cow barn.

A wagon used for transporting hay and straw was often parked there and moved occasionally. Its operator's licence previously granted at our property (Moorside Farm) some years earlier, had lapsed. In 2023, due to the farmers health concerns and many complaints from neighbours related to the overall tidiness of the field, the area was cleared of the agricultural machinery by a relative. The remaining calves were sold to a neighbour. In January 2024 the grassed field, as seen in the advert pictures. 1.1 hectares total within the greenbelt, with cattle barn and horse stables was sold as Agricultural / Horticultural use (Whittaker & Biggs).

As we understand, the applicant has been in permanent residence at a property on Talke Road, Talke Pitts for over 11 years, evidence can be found on google maps and the company website. The family have been running a well-established, Stoke-on-Trent based business (www.designerdrives.co.uk) for over 25 years.

The applicant told us, and others, they bought the land as a nice place to keep their ponies. No developments have been mentioned. The ponies never arrived. Instead, in October after many months, lots of inappropriate and unauthorised development took place on the land in quick succession, leading to this retrospective application. The first caravans arrived shortly after, in October.

It is clear that this development site is scoped for greater purposes than outlined in the application. The area of land to be developed (0.31ha) and the other land owned by the applicant (0.2ha) is considerably understated. The total area is ~1.1hectares. The hard standing, resurfaced area seems excessive for the 2 static homes

outlined in this application. Large double gates have been installed into the upper (blue) section of the property. A questionable proposed grassed area around the stable block, is an odd choice of surface for all year-round horse access. Coupled with the chosen name of the site, 'Barn 1'. The application states that there were 6 existing car parking spaces, when there were not.

There has been an unacceptable, negative impact on our amenities and the environment. Significant noise from running engines overnight, continuous barking by large dogs at all hours affecting my families sleep and scaring the horses when we are using our facilities. Intrusive lights shine directly into our bedroom from the mobile home which now overlooks us. And commercial vehicles frequently in and out of the property have destroyed the peace and quiet this location once had. Contrary to the application, a commercial business is being operated from the site.

The biodiversity net gain will be reduced. The impacted area is far greater than the quoted size 'under 25m²;' on the application form. I understand, no assessment or surveys have been carried out. The application seems to completely discard the biodiversity impact, unless the application is approved. Swallows visit each year and would nest in the barns, outlined to be demolished. They also perch on the power lines running through our properties. Until the national grid were instructed to move the pylons on their property.

We also share concern about the safety of vulnerable road users due to the significantly increased traffic, there are lots of horse riders, cyclists and dog walkers on the lane that like to enjoy Wetley Common. There is a large intimidating security dog (with warning sign), which 'spook' passing horse riders, one being my young daughter. The access point to the site is unsafe for vulnerable road users and the significant additional traffic with large / heavy vehicles poses a real threat. The development of land marked (red) at the site entrance shown (fishtail splay) does not belong to the Applicant and has already been modified.

Our home sits below this site. We are not on a mains sewer. I'm concerned about the septic tank and the soak away run off which is likely passing through our property. The average person uses 140 litres of water daily, x6 people currently and potentially many more visiting the site we're very concerned about the impact this will have. Similarly, our farms water well is fed from a natural spring adjacent to the application site, this could become contaminated.

Following the stripping of topsoil and the establishment of such a large area of hard standing, in addition to the covering of a long-established ditch directing water from Wetley Moor common. We have concerns about the surface water runoff and the strain it will put on our farms drainage system. Again, there are no main drains. This will have a negative impact on our land and property. I understand we're in a risk area for newts too, no survey evidence has been supplied.

The 3 metre high closed fencing, large gates and hard standing area have created an industrial compound, completely out of keeping with the character and appearance of the area. This is not considered soft landscaped, the site can be seen from afar, such as Birches Head and surrounding areas. Other residents of Eaves Lane, and surrounding Staffordshire Moorlands have had to go through formal pre-planning procedures, some re-applying several times, to restore existing residential dwellings.

There are multiple areas of this application that are factually incorrect. This development is inappropriate in the greenbelt and has a detrimental impact on our amenities, the countryside, the environment and well-being of my young family. I urge for this to be resolved with urgency.

Kind regards,

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.staffs Moorlands.gov.uk/YourData>
