

Marc Richards

From: planningcomments@staffs Moorlands.gov.uk
Sent: 25 November 2024 13:34
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories: Marc

Application Reference No. : SMD/2024/0516 Site Address: Marshfield Gate Farm Marshfield Lane Biddulph
Staffordshire ST8 6RG Stoke On Trent Comments by: David Davis
From:

Off Mow Lane
Biddulph
Biddulph

Phone:

Email: business.management@rocketmail.com

Submission: Neither

Comments: The principle of re-use of agricultural buildings is not challenged, but more detail may be required to ensure complete understanding of the site and potential impacts on the following grounds:

1. Massing of the site as residential use - the existing residence and its habitable annex form the principle dwelling and as such the subdivision for a further 2 independent dwellings in the green belt should be considered if it is appropriate and if it constitutes residential massing (with no agricultural ties) in the countryside.
2. The site traffic flow has not been detailed, which may cause issues with the mixing of increased residential traffic with commercial traffic to serve the onsite construction business.
3. The removal of 4m of established traditional hedge line is contrary to planning and conservation policy and mitigation should be included to provide for net biodiversity gain. Whilst it is understood that the site is below de minimis, the principle of net positive impact of development should be progressed, as per the NPPF. Additionally, provision of swift nesting boxes would support the local population retention.
4. The traffic management of the highway requires further detailing, providing vision splays and associated considerations.
5. Detailing of a SUDS has not been provided
6. Provision of sustainable energy production would be of value (solar panels)
7. EV vehicle charging may require consideration.
8. Increased vehicular traffic on a single track rural lane requires some consideration.

The planning authority may be able to address these issues through discussion on finessed design proposals and conditions, although some may require additional detail and evidence.

The above are covered in policy, including the Biddulph Neighbourhood Plan.

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