

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 14 February 2025 10:26:25

Application Reference No. : SMD/2025/0022

Site Address: Land To The North Of Hawes Farm High Street Ipstones Staffordshire

Comments by: Martin Brightman

From:

Daisy Bank Farm/51
High Street
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Submission: Objection

Comments: I wish to register my objection to application SMD/2025/0022, on the grounds of over-development, loss of privacy, detrimental impact on the conservation area and inadequate provision for Biological Net Gain.

Overdevelopment and loss of privacy

The proposal to put two houses on the plot North of Hawes Farm would clearly be over-development of the site. If the house nearest the road already existed, the proposal would amount to erecting another house in its back garden, occupying a significant proportion of the site. I don't believe such an application would be permitted if submitted in connection with any of the existing properties on this side of High Street, nor should it be in this case, particularly as the more north-westerly of the two houses in this application would be located far outside the existing building line. Additionally, the proposed location and orientation of the houses would directly overlook the gardens of Hawes Farm and Daisy Bank Farm, which are currently not overlooked at all. This would be a significant loss of privacy.

Conservation area status

The site itself is an important element of the conservation area, being characteristic of the agricultural heritage of the village. SMDC policy, as set out in the Adopted Local Plan, states that the Council will ensure that development proposals contribute positively to the character of the built and historic environment. (policy DC2) This proposal does NOT contribute positively to the historic environment.

The site is important as the setting of the adjacent Grade 2 listed Hawes Farm house. The planning statement

that accompanies the application suggests that - ;this revised scheme addresses the reasons for refusal given for Outline Planning Application SMD/2022/0170; - but this is not so. The reason given for refusing the 2022 submission was that ;The proposal, by providing two dwellings on the site, ... would lead to harm to the character and appearance of Ipstones Conservation Area and the agricultural and historic setting of the Grade II listed Hawes Farm farmhouse and would also harm the historic and rural countryside setting of the village.; This reason is exactly and equally applicable to the current application, which should be refused on the same grounds.

The heritage statement that accompanies the application acknowledges that the site plays a role in forming the historic setting of Hawes Farmhouse and its wider contribution to the character of Ipstones Conservation Area and goes on to note that the sense of open space, the site's drystone field walls, and the views from High Street to the undeveloped space beyond the site are important visual clues central to the legibility of the historic landscape. Subsequently, in discussing the proposed development, the heritage statement then suggests that ;The driveway would both maintain the sense of open space adjacent to Hawes Farmhouse and should allow for ;permeability; of views from High Street to the field walls and open space of the field system beyond.; I profoundly disagree. The proposed development will eliminate any sense of open space surrounding Hawes Farm and completely block views from the High Street to the back of the site and to the rural landscape beyond. The statement in the application, that ;the design retains a level of visual permeability, legibility and a sense of open space that successfully limits the negative impact upon the perception of the isolated hamlet formed by Hawes Farm and Daisy Bank Farm within the Ipstones Conservation Area.; is, in my view, a triumph of wishful thinking over common sense.

Lastly, I would point out that since the conservation area was established, many of the stone walls shown on the Conservation Area Map as the field boundaries around Hawes Farm and Daisy Bank Farm have been removed entirely (despite their conservation area status) leaving this plot as the last visible example of smaller fields surrounded by stone walls, that were the pattern of land use when the conservation area was set up. As such, I believe it is particularly important to protect it against development.

Biodiversity Net Gain

The proposal for Biodiversity Net Gain included in the application relies on the establishment of three areas of wild flower meadows, which, it states, are to be mown annually. However, since these areas are tiny, irregular in shape and will have trees planted in them, they will not be economic to farm. Unless there is a firm commitment to pay for maintenance of these areas for at least the next 30 years, (and SMDC have the resolve and resources to monitor its implementation and take enforcement action if such commitments are not met) these areas will inevitably be allowed to deteriorate, reverting to weed infested scrub or used as overflow parking, which will make any BNG claimed in the application entirely illusory.

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