

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 23 February 2025 22:19:20

Application Reference No. : SMD/2025/0022

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

Comments by: Rosie Dobel-Ober

From:

Hawes Farm
53 High Street
Ipstones
Stoke-on-Trent
Staffordshire
ST10 2LU

Submission: Objection

Comments: We wish to register objection to application SMD/2025/0022. We would also like to highlight that although the council website states the consultation period to begin on 23/01/2024, we were not made aware of this planning application until well after this date, we did not receive any communication and the poster to show the planned application did not appear on the telegraph pole near the field until 04/02/2025.

Our objections to the development are outlined below:

¿ Overdevelopment- as stated in objections we made to the previous application for development on this field, we feel that the plot is too small for the proposed development of two detached houses and is not in keeping with the necessary constraints of the conservation area.

¿ Loss of privacy- we note that the houses are situated in very close proximity to Hawes Farm and also to the garden of Daisy Bank Farm. The lower elevation of Hawes farm in relation to the proposed houses means that there would be a significant loss of privacy; the houses will overlook both the rear garden and the rear windows of Hawes Farm. It should be noted that even with hedges, the difference in elevation between Hawes Farm and the field above mean that hedging would not mitigate this loss of privacy at all. The proposed drive would also run along the hedge, so cars from two dwellings would be driving along the length of our garden, causing obvious disruption.

¿ Biological Net Gain- little detail is provided about maintenance of the proposed 'meadow' (which we would argue is not of a size to be classed a meadow); we are concerned that there seems little consideration for maintenance and no guarantee that this land will be maintained for the benefit of wildlife. Currently, the field is a haven for wildlife (hedgehogs, shrews, voles); with bats circling the field and our garden in the evenings. We are concerned of the impact on this wildlife of the proposed houses. The thick hedge along Hawes farm currently offers rich wildlife habitat ¿ the creation of a driveway right along the hedge will limit passage between the garden, hedge and the proposed development (currently, a field).

¿ With the difference in elevation of the proposed properties in relation to Hawes Farm, we are concerned of the possible increase in flood risk /drainage issues.

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