
From: planningcomments@staffs Moorlands.gov.uk
Sent: 02 March 2025 17:39
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2025/0022 Site Address: Land To The North Of Hawes Farm High Street Ipstones
Staffordshire Comments by: Robert and Wendy Leeson

From:

Clough Head Farm
Ipstones
Stoke-on-Trent
Staffs

ST10 2LZ

Submission: Support

Comments: I wish to make some counter points to the objections made about this application and speak in support of this application.

1. Ipstones is a large village and will need to find sites for extra housing, which will help to support the school and village facilities.

2. Over most of the past decade Ipstones parish council have asked for smaller developments using fringe and infill sites as opposed to large developments.

3. For a number of years the land north of Hawes Farm has been within the development boundary of Ipstones Village and whilst the land is within the

Conservation Area. the location is central in the village.

4. With only two properties located on a 1/2 acre site, this maintains an open paddock along the roadside and rear of the properties (current site house density

rates are around 12 per acre) so clearly 2 on the land is not an over development issue

5. These are smaller 3 bedroom homes. aimed at families, helping to support the village school, within easy walking distance (footnote) NSPCC recommends that

children over ten have their own bedroom.

6. Yes a proportion of the field will be lost, but this does not serve as a wildlife corridor i.e connecting two large open spaces. As on one side is a main road and

the site is small compared to the large amount of similar farmland to the west of the site. Indeed all neighbouring properties back on to open fields.

7. I can understand neighbouring properties having concerns, but some of them live in houses either built or extended within the last decade, we are a growing

population needing more housing this is recognised in the housing targets given to the Council from the Government. Ipstones needs family homes as in the

past to keep the village thriving

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