
From: planningcomments@staffs Moorlands.gov.uk
Sent: 08 April 2025 09:58
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2025/0139 Site Address: LAND AT Bradshaw Lane Ipstones Staffordshire
Comments by: Michael and Mrs Angela Whitfield

From:

Roughstone Farm
Bradnop
between Bradnop and Ipstones
Leek
Staffordshire
ST137NN

Phone:

Email:

Submission: Neither

Comments: The following represent our comments in respect of EIA planning application SMDC 2025/0139

¿ There is an inconsistency between the maps available on your planning websites. Your interactive planning map shows a completely different area outlined for the proposed development, compared to the map which displays under the specific page related to reference number cited above. The area shown on the interactive map is some distance away from where we believe the correct proposed site to be. Because we could not initially open the map from the planning application itself (a computer error message appeared stating that your servers were not responding), we relied on the interactive map and therefore believed that our property would be unaffected. We know of other people who experienced the same difficulty in opening the map. It is only when a neighbour showed us a rendering of the map under the specific application that we became aware that the proposed development would be in extremely close proximity to our land and to our dwelling.

¿ We believe that the error that you appear to have made in respect of the mapping may account for the fact that there are no physical notices displayed in the vicinity of the proposed site and that no notices have been posted to the properties that would bound the proposed development site. We were advised by a Council official that such notices should have been issued when we visited the SMDC council office on the morning of 7th April 2025. We have checked with several neighbours and they have confirmed that they also had no knowledge of the proposed development. We therefore believe that proper process has not been followed and it is by sheer chance that we were alerted to the very existence of the application by a more distant neighbour, who had become aware of the proposed development by other means.

¿ There is an inconsistency in the dates on the website in respect of this application: the site shows that determination date required is the 8th April, whereas the consultation period is stated to remain open until the 17th April. Clearly it is not possible for both dates to be correct and we are therefore assuming that the latter date is the relevant one to allow parties to comment.

ġ The list of consultees shown on the application suggests that neither Natural England or the RSPB has been consulted. Since the assumed proposed site borders on land owned by the RSPB (Coombes Valley Reserve) and borders on or is in close proximity to several Sites of Special Scientific Interest (SSSIs), we believe that both bodies should have been specifically consulted. We have alerted RSPB ourselves to the application and they confirmed to us that they had no prior knowledge of the proposed development.

ġ There are some inconsistencies in the statements made by the applicants. For example, the application refers to land used for mixed livestock and arable use. So far as we are aware there is no arable farming taking place on the proposed site. We would expect that the application submitted would be accurate in every respect if it is to be relied upon by the authority making a decision on the progression of the proposed development, as well as by other interested parties in raising comments.

We wish to make it clear that the comments above do not necessarily reflect opposition or support by me for the proposed development. We have not yet seen sufficiently accurate information to be able to form a proper judgement. However, the fact that one of the proposed turbines is proposed to be sited quite literally on the border of land that we own and where we live means that the matter is relevant and extremely material to us. Therefore, we believe that proper process needs to be followed so that all interested parties have correct and inclusive information to a level which allows a proper opinion to be formed and judgement to be made.

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