

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 23 June 2025 11:18:30

Application Reference No. : SMD/2025/0136

Site Address: New House Farm Cotton Lane Cotton Staffordshire ST10 3DT Stoke On Trent

Comments by: Richard Carpenter

From:

Archbury Lodge
Ashbourne Road
Whiston
Stoke-on-Trent
Staffordshire
ST102HU

Phone:

Email:

Submission: Objection

Comments: As the owner of Archbury Lodge (Title SF412834), I wish to raise the following concerns:

1. Risk to Water Supply and Ecology

Archbury Lodge lies downhill from the proposed solar farm site, and a watercourse runs close to the property, draining into a well located on our land. This well is explicitly referenced in our title deeds:

„...solely to the water from the spring or well situate on the northern boundary of the property hereby conveyed.
“

„ Conveyance dated 11 August 1972, Title SF412834

Given the steep gradients and run-off potential identified in the Council’s own Scoping Opinion (para. 14;16), I am deeply concerned that:

Pollutants or sediment from construction or panel wash-off could enter the watercourse.

This could contaminate the well, affecting our domestic water use and local wildlife.

The Environment Agency’s note that „private water supplies may be affected“ (para. 15) is directly relevant here.

I request that the well and watercourse be specifically assessed in the EIA, with appropriate hydrological modelling and mitigation measures.

2. Visual Impact and Glare

The proposed development spans over 42 hectares on elevated, south-facing terrain. Archbury Lodge, being lower-lying, will be visually exposed to the installation. I am concerned that:

The scale and industrial appearance of the panels will be unsightly and out of character with the rural setting.

Glint and glare from the panels may affect our residential amenity, particularly during low sun angles.

While the Council has agreed to scope in landscape and visual effects, I urge that:

Viewpoints from Archbury Lodge be included in the Zone of Theoretical Visibility (ZTV) and photomontages.

A glint and glare assessment be conducted and its findings integrated into the visual impact analysis.

3. Cumulative and Heritage Context

The site lies within a historic landscape with multiple tramway alignments and heritage features. The cumulative impact of:

Visual intrusion

Hydrological disruption

Loss of rural character

...should be considered in the context of heritage setting and landscape sensitivity.

Conclusion

I respectfully request that the Environmental Statement:

Fully assesses the risk to our private water supply and ecological impacts downstream.

Includes visual impact assessments from Archbury Lodge.

Considers glare, cumulative effects, and heritage context in detail.

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