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Categories: [REDACTED]

Application Reference No. : SMD/2026/0330 Site Address: Fair View Farm ASHBOURNE ROAD WHISTON
STAFFORDSHIRE ST10 2HU Stoke On Trent Comments by: Philippa Carpenter

From:

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Submission: Neither

Comments: Planning Application at Fairview - Objection and Request for Further Safeguards

Dear Planning Officer,

I wish to raise concerns regarding the proposed development at Fairview, particularly the demolition of the existing stable buildings and the potential impact on neighbouring land, wildlife habitats and biodiversity.

My property directly adjoins the application site and includes a paddock that has established equine permission. The paddock is used daily for exercising and training my dogs, typically three to four times each day. Over the last ten years I have actively managed and enhanced the surrounding environment to support local wildlife and biodiversity.

This has included the planting of conifers and other vegetation to create additional nesting and sheltering opportunities, the installation of bird nesting boxes, the provision of year-round water sources and the creation and maintenance of a wildlife-friendly pond habitat. As a result, the area supports a wide range of species including bats, hedgehogs, ducks, owls, wrens, blackbirds, starlings, goldfinches, blue tits, swallows, sparrowhawks, crows, wood pigeons, doves and buzzards. Several generations of ducks have returned to the pond annually and continue to use the area for feeding and nesting.

I am particularly concerned that the existing stable buildings may provide roosting opportunities for bats. As bats and their roosts are legally protected, I would ask the Local Planning Authority to ensure that appropriate ecological surveys are undertaken before any demolition work is approved or commenced. Should evidence of bat activity be identified, suitable mitigation and compensation measures should be secured through planning conditions.

I am also concerned about the potential impact of demolition works on neighbouring land and wildlife habitats. Any demolition activity could generate dust, airborne debris and, if present, asbestos-containing materials. Given the close proximity of my paddock, pond and wildlife habitats, there is a risk that contamination could affect grazing and foraging areas used by animals, as well as the wider ecosystem that has been carefully nurtured over many years.

I therefore request that the Council considers imposing conditions requiring:

A comprehensive bat and ecological survey prior to demolition.

Appropriate mitigation measures for protected species and nesting birds.

An asbestos survey before demolition commences.

A Construction and Demolition Environmental Management Plan.

Effective dust suppression and containment measures throughout demolition and construction.

Measures to prevent contaminated run-off from entering neighbouring land or wildlife habitats.

Protection of existing ecological corridors used by wildlife.

Biodiversity enhancement measures to ensure that there is no net loss of habitat and that local wildlife is protected throughout the development process.

Whilst I appreciate the need for development, I believe it is essential that adequate safeguards are put in place to protect the established wildlife habitats adjoining the site and to minimise any adverse impact on neighbouring land users.

I respectfully ask that these concerns are fully considered when determining the application.

Yours faithfully,

Philippa Carpenter

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