

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 26 June 2022 23:04:13

Application Reference No. : SMD/2022/0229 Site Address: LAND NORTH OF Marsh Green Road Biddulph
Staffordshire Comments by: Mr & Mrs M Brindley

From:

255
Congleton Road
Biddulph
Stoke-on-Trent

ST87RQ

Phone:

Email:

Submission: Objection

Comments: Mr & Mrs M Brindley

255 Congleton Road

Biddulph

Stoke on Trent

ST8 7RQ

26th June 2022

Dear Sir or Madam

PLANNING APPLICATION SMD/2022/0229

Further to your letter regarding the above application, I object to the LAND NORTH OF Marsh Green Road Biddulph being reclassified as equine use from agricultural land for the following reasons:

- ¿ British Horse Society recommends 1-1.5 acres of land per horse. Area of land is only 4 acres therefore is not enough for five horses (as per planning application for five stables).
- ¿ Overgrazed land poses a welfare issue to horses.
- ¿ The application does not give details regarding the number of horses that will graze the land.
- ¿ Land within proposed development is prone to flooding- horses are heavy footed animals and the land will not withstand grazing all year round. Overgrazed land will significantly change the established character of the area.
- ¿ PROW falls within planned development and therefore there is a health and safety risk to walkers, many of which have dogs.
- ¿ Biddulph and surrounding areas has a high concentration of equine facilities (both private and public) therefore the proposed application does not benefit the area.

I strongly object to any future application for stables & tack room, either static or otherwise referred to in pre-application advice for the following reasons:

- ¿ Land is green belt- Hardstanding and stable block of substantial scale would create a permanent change from the existing green field and reduce openness, altering the established character of the area.
- ¿ Approval of planning application likely to lead to other applications eg. riding arenas or more likely a dwelling.
- ¿ Stabling will likely require exterior lighting therefore polluting the dark rural landscape and will likely disturb the many owls and bats within the area.
- ¿ Application details parking for 3 vehicles which would allow the long-term parking of trailers or horse boxes. This will reduce the openness of the green belt and will not be in keeping with the character of the area. Parking is likely to be insufficient leading to either an increase in the hardstanding surface area or vehicles parking on Marsh Green Road (a narrow single-track lane with poor visibility).
- ¿ The site location is prone to flooding and flood risk will be increased due to greater run off speeds from roofing and parking. There is a risk pollution to water course from stable manure.
- ¿ Development of land is likely to disturb the natural flora and fauna of this area. Along Biddulph Brook is a natural corridor for species of birds of conservational interest.
- ¿ According to the National planning policy framework, building on green belt should only be approved in very special circumstances and approval of a hardstanding could in 3 years¿ time be submitted for change of use to housing. In our opinion, the very special circumstances necessary to justify the proposal do not exist.

Yours Sincerely

Mathew and Sophie Brindley

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