
From: planningcomments@staffs Moorlands.gov.uk
Sent: 03 April 2025 18:59
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2025/0167 Site Address: Land adjacent to Lakeland Lodge Rudyard Road Rudyard
Staffordshire ST13 8PG Leek Comments by: David Jones
From:

Submission: Objection
Comments: Planning Application: SMD/2025/0167

Firstly, it is of significant concern that no public notices regarding this application have appeared in proximity to the location of the development. This restricts local residents and any potential non-residents to raise an opinion, whether to oppose or support the application.

The landowner has clearly taken liberties by employing groundworkers to clear the land of trees, scrub, wild flowers, foliage a week prior to submitting the application before anybody had the chance to question the actions and prevent damage to nature and wildlife.

The entire area now cleared used to be abundant with froglets & toadlets around springtime and the landowner has paid absolutely no respect to this point.

1: Rudyard is supposed to be a Conservation Area & designated Green Belt and additional properties would oppose both of these designations rather than preserve them.

As a rural area, the impact of new dwellings would be a disproportionate disadvantage to a micro-village with almost nil retail (apart from the local garage & hotel), and absolutely no community facilities (doctors / shops / etc.).

With the current populous around 250 & 300 people, 9 dwellings could potentially increase the population and residents vehicular movements by 10%.

2: Rudyard Road is already a nightmare waiting to happen, with cars parked all the way along the B5331 (Rudyard Road) from the entrance to Green Lane all the way up to and most often, blocking the Public Right of way next to the Lakeland Lodge Card Park.

Noise pollution is already a significant issue for such a tiny village.

At weekends, congestion is already horrendous and many drivers do not obey the speed limits.

It would be an extremely dangerous area to introduce even more traffic trying to merge onto Rudyard Road from any potential new property development.

Every weekday, schools and college buses and taxis park exactly where the proposed entry/exit might be located. This would pose obvious significant risk to children and pedestrians.

3: There is a public footpath adjacent to the land where any entry/exit would most likely be located. This is used by walkers and dog walkers on a daily basis and at weekends, footfall increases significantly. This could pose potential danger to the public.

I do not believe that the proposal to build more houses in Rudyard would benefit the village, villagers or Conservation Area as a whole in any way or form and would instead only cause harm.

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.staffsmoorlands.gov.uk/YourData>
