

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 10 April 2025 11:57:01

Application Reference No. : SMD/2025/0053

Site Address: Rudyard Vale Caravan Park Lake Road Rudyard Staffordshire ST13 8RN Leek

Comments by: Mr Lloyd JonesLRJ Planning Ltd,

From:

Pen-y-Rhiw
Redbrook Road
Newport
Newport
Please select
NP20 5AB

Submission: Objection

Comments: PART 1

LRJ Planning Ltd has been instructed by Dr Laxmi Ramamurthy who lives at Belmont Lakeside, Rudyard, Leek, ST13 8RP as well as local residents, who reside close to this development site to review and draft a formal response to the above planning application that has been lodged with the Council.

Following a review of the submitted plans and the supporting documents with my client she has serious concerns with the application proposed and therefore strongly OBJECTS to the application for reasons that will be detailed below.

1.0 SUMMARY GROUNDS OF OBJECTION

In summary, my client objects to the planning application for the following reasons:

- i) This development would have an unacceptable impact on the level of amenity through an increase in a loss of privacy and increase in noise and disturbance, as well as potential breach of a covenant;
- ii) The principle of this development and permanent type of accommodation (tantamount to a new housing development) and associated infrastructure within this Green Belt is unacceptable and there no such very special circumstances that justify the proposal;
- iii) The provision of permanent accommodation as part of this development would severely impact on the character and appearance of the Conservation Area;
- iv) The proposal would encourage greater car use on this part of the highway network that would lead to an impact on highway and public safety;
- v) Impact on the local environment; and

vi) The proposal would result in an increase in surface water run off and potential flooding of surrounding areas.

2.0 BACKGROUND AND PROPOSAL

The submission highlights that the application site currently has a site licence for 40 static units with occupation restricted from 6th March to 6th January annually, which is controlled via planning permission SMD/2000/0539.

The proposal before the Council seeks a substantial and major form of development on this rural site within the Green Belt and designated Conservation Area. The proposal will result in the development of 49 permanent caravans, akin to a new housing scheme.

3.0 PLANNING POLICY CONTEXT

In December 2024, the Government published the latest version of National Planning Policy Framework (NPPF). The NPPF sets out the Government's planning policies for England and sets out how they are expected to be applied. The NPPF took immediate effect.

Paragraph 2 of the NPPF states that 'Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.'

Paragraphs 7 and 8 confirm that the purpose of the planning system is to contribute to the achievement of sustainable development, which comprises economic, social and environmental dimensions.

The NPPF retains a presumption in favour of sustainable development. Paragraph 11 reaffirms that 'applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.'

The Courts have held that Central Government's policy is a material consideration that must be taken into account by the decision maker, as are relevant appeal decisions. The Development Plan comprises the Adopted Local Plan (September 2020) and the Saved Local plan Proposals Map/ Settlement Boundaries (1998). A summary of the relevant policies is attached at Appendix A.

PART 2 CONTINUED IN NEXT BOX

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