

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 28 April 2025 11:16:57

Application Reference No. : SMD/2025/0167

Site Address: Land adjacent to Lakeland Lodges Rudyard Road Rudyard Staffordshire

Comments by: Peter & Angela Radcliffe

From:

Shaw Lodge
The Drive
Rudyard
Leek
Staffordshire
ST13 8RN

Submission: Objection

Comments: We have carefully considered the application and examined its supporting documentation and wish to register our objections for the following reasons:

1] The application comprises a parcel of land in respect of which a rejected planning application for a total of 7 houses was previously made by the same applicant in 2019 (ref. SMD/2019/0375) with the addition of an adjacent additional parcel of rough land and pasture farmland bordering the original land parcel on the east and south sides. The whole amounting to 0.45 ha (approx. 1 acre). The current application differs from previously in that the new additional land parcel is designated upon the Site Location Plan identifying the building of 2 additional houses. Correspondingly, the application for 7 houses that was originally rejected by the Council has simply been increased to a total of 9 dwellings and occupants

2] Recently we have noticed an apparently insensitive clearance has taken place upon part of the site proposed for this application which would appear not to take into account the impact it has as an important nesting and habitat site for the wildlife and birdlife. This is concerning to local residents as a preview of what might result if and when building and development were to take place.

3] Rudyard is a rural settlement and the impact caused by the proposed additional 9 new homes would be disproportionately disadvantageous. Nowhere in the local vicinity has the same building density as this proposed development. There would be an increase of around 40 people, approximating to nearly 10% of the current population of Rudyard, and a stated capacity for 31 cars upon a building plot of 4,500m² (approx. 1 acre).

4] Rudyard has arguably already reached its maximum density of buildings as a collection of houses unsupported by the usual attributes of a rural community. In terms of retail businesses it has only a local garage and hotel because there are no other shops of any kind. An added factor is that there are no community facilities.

5] The services infrastructure resources already in place for the existing population, particularly since the first Covid lockdown when outdoor recreation has increased dramatically, is already stretched beyond capacity. The additional demands made by 40 or so new residents would exacerbate this. It would represent an increase of around 10% of the existing population of Rudyard. Traffic volume has already increased exponentially in the

last 6 years with increased frequency of acute congestion occurring. The corresponding impact on roading and traffic would be alarmingly high. The increased number of traffic movements by the additional 31, possibly more, vehicles near the busy roundabout would only result in greater road traffic accident potential.

6] Rudyard is has historically been and continues to be predominantly a day-visit attraction for outsiders to the point where residents are of lesser or little importance. The proposed new households will not retain or allow the creation of local employment but simply offer 6 dormitory housing6.

7] The proposed development site is neither an infill nor brown field development but in fact a ribbon development hitherto shunned by the Council. As previously noted by the Council, re-purposing of green belt land should be a last alternative. There are, less than 2 miles distant around Leek, several appropriate and available alternative brownfield housing sites.

For the above reasons we object in the strongest terms to this application and would correspondingly welcome the Council's rejection of it.

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