
From: planningcomments@staffs Moorlands.gov.uk
Sent: 03 May 2025 16:44
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2025/0167 Site Address: Land adjacent to Lakeland Lodges Rudyard Road Rudyard
Staffordshire Comments by: NP

From:

Lake Road
Rudyard
Leek

Phone:

Email:

Submission: Objection

Comments: We object to this application for the following key reasons:

1. Other than an increase in number of dwellings proposed, in our opinion there has been no substantive change from the previous failed applications and appeals for this development, including taking into account the latest National Planning Policy Framework.
2. As everyone is aware, Rudyard is within both a Conservation and Green Belt Area which, by their very nature, prevent such deleterious developments. The proposed development would be completely incongruous to Rudyard.
3. Since the Pandemic, visitors to Rudyard have increased significantly to enjoy the local attractions and this has led to increased vehicular, cycle and pedestrian traffic along Rudyard Road from the roundabout to Green Lane. Parking on both sides of the road is now common and the bus stop has been moved to opposite the entrance of the proposed development site. With the speed limit constantly ignored and lack of correct roundabout use, the probability of collisions involving vehicles, cycles and pedestrians has risen significantly. Indeed, the occurrence of near misses has already significantly increased in recent times, both at busy and quiet times. Therefore, another feeder lane of increased traffic numbers, having limited visibility into this high risk, regularly congested area would only increase this probability still further.

On a separate note, we are very concerned that the proposed site has already been cleared, including all vegetation and some large trees, despite the application stating no work or change of use has already been started. This will have had a profound impact on this years nesting bird population within that area if nothing else. We have also not noticed any bats flying around there now during evening walks along the public footpath on the proposed site.

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