
From: planningcomments@staffs Moorlands.gov.uk
Sent: 06 May 2025 15:56
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: I Pearson

From:

The Drive
Rudyard
Leek

Phone:

Email:

Submission: Objection

Comments: Objection to planning application SMD/2025/0167

I live in Rudyard and have done for the past 10 years. I have recently been made aware of planning application submitted to develop land adjacent to Lakeland Lodge. In this case 9 dwellings and associated works.

My first issue is that no public notices have been posted in the vicinity of the location or anywhere in the village. The applicant would appear to have taken it upon himself to have the land cleared prior the application being submitted. Numerous trees, hedges and shrubs and habitats appear to have been destroyed as a result. Due to this, no one in the area has had a chance to comment prior to the land being cleared.

There is also a type 24 pill box located at the edge of the planning area. This is one of two in the area used in world war 2 as part of the Rudyard Lake defences. It would appear this part of our cultural heritage is to be demolished.

Rudyard is a conservation area and the construction of 9 dwellings, associated works and the proposed 31 car parking spaces would constitute a new housing estate being built in said area. This would greatly increase noise and light pollution and potentially destroy/damage the remaining vegetation. The increase in population and vehicular traffic in a small village with no facilities is concerning.

Rudyard Road is already a busy road due to it being used as a cut through by many. This is especially significant during the morning and evening rush hour. Speed is an issue as many do not adhere to the 30mph speed limit. During weekends and school holidays with the increase of tourism, vehicles are parked all along Rudyard Road from the Lakeland lodge entrance to way past the Green Lane junction. Having a housing estate built at this location would increase traffic flow onto the main road increasing the potential for a serious incident. There is also a public footpath through the development and therefor a potential hazard to pedestrians.

I believe there was a similar application submitted some 5 years ago for 7 houses which was declined. There has been no change to the area or conservation status since the last application.

I do not believe the proposal to develop what amounts to a small housing estate would benefit Rudyard as a conservation area. It would be detrimental to the green belt area as a whole, cause increased traffic flow and congestion and having read the SMDC comment, the potential for a large number of bins on Rudyard Road at the

entrance to the site on collection days. This would be a hazard for both pedestrians and vehicles due to limited footpath.

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