

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 12 May 2025 12:18:15

Application Reference No. : SMD/2025/0167

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

Comments by: Karen SaltClerk to Horton PC

From:

Horton
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Phone:

Email: clerk@hortonpc.org.uk

Submission: Objection

Comments: Horton Parish Council resolved at the meeting held on 29th April 2025 to object to the planning application SMD/2025/0167 for the following reasons:

1. With regard to the proposed demolition of the pill box, the Council would wish to object to this and is of the opinion that the pill box should be preserved and maintained.
2. The planning currently proposes three bedroomed houses. The Council is of the opinion that there is a greater need for affordable housing than for housing at market rates.
3. The plans propose the development of the whole site. The Council believes it to be more appropriate that the upper area (previously a car park) only was developed, leaving the lower area (previously a bowling green) as a nature and recreational area.
4. The Council is disappointed to see that the applicant has begun work clearing the site before the planning application has been approved, including the felling of protected trees, particularly as this is a conservation area. In doing this, they appear to have deliberately reduced the biodiversity value of the site before applying. This means the Biodiversity Net Gain calculations are incorrect and should be based on the site before any clearance work was done.
5. Any materials used such as stone should be in keeping with the existing Lakeland Lodge.
6. If external lighting is part of the proposal, government guidelines would suggest that bat surveys will be required
7. It would appear questionable that it was deemed appropriate to conduct a condition assessment of the grassland in winter (February)
8. From the application, it is unclear how the applicant will improve the grassland to good lowland meadow and maintain it.
9. It is not clear whether the Biodiversity Net Gain assessment was made before or after the site clearance. It was previously scrub and as such should inform the level of BNG required.

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