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**From:** planningcomments@staffsmoorlands.gov.uk  
**Sent:** 14 May 2025 11:19  
**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: D Cross

From:  
1 The Gables  
The Drive  
Rudyard  
Rudyard

Phone:

Email:

Submission: Objection

Comments: It is disappointing that the applicant has cleared the site ahead of a planning decision. Whilst the site was previously a car park and bowling green attached to a public house, since the public house was converted to apartments, the site had become an area of grasses, mosses, shrubs, bushes and trees, providing a new habitat. This was removed with no consideration of ecological impact.

The applicant last applied for planning on this site in 2019. In 2021, the applicant went to appeal having had planning permission denied. The appeal was dismissed as the proposal forms inappropriate development in the green belt. This decision appears applicable to this new application for planning permission. The new planning application has increased in size in terms of area and in terms of number of dwellings; an increase from seven to nine. The provision of affordable housing has been dropped completely.

The proposed development would, by virtue of the prominent, open location on rising topography, in a sensitive urban / rural fringe location that acts as an important natural buffer between built up areas, result in significant and demonstrable harm to the rural landscape and character and appearance of the area (green belt and a conservation area). Development of this site is likely to present an uncharacteristic urban form of development that would appear divorced from the settlement of Rudyard and incongruous to this location.

Rudyard has little local infrastructure; whilst there is a hotel and a garage, there is no post office, no newsagent, no other shops and no community facilities. Public transport is provided by an intermittent bus service; this does not operate at all on Sundays and Bank Holidays.

The development of 9 houses is likely to bring in excess of 20 vehicles entering and exiting the proposed development at the top of Rudyard Road. At weekends, and during the morning and evening peak travel times, Rudyard is blighted by increasing volumes of traffic travelling at speed, failing to comply with the speed limit and failing to give way at the roundabout. Rudyard Road is often obstructed by parking of many vehicles. Increased

traffic movements in the area of the roundabout increases the potential for accidents to both pedestrians and vehicles.

For the above reasons I wish to register my objection to the planning application.

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