
From: planningcomments@staffs Moorlands.gov.uk
Sent: 05 July 2025 14:03
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2025/0297 Site Address: Land off Alwoodley Edge Lane Endon Staffordshire ST9 9DG Stoke On Trent Comments by: D

From:

Stoney Lane
Endon
Stoke on trent

ST9 9bx

Phone:

Email:

Submission: Objection

Comments: I believe this proposal constitutes inappropriate development within the Green Belt, contrary to the principles set out in the National Planning Policy Framework (NPPF). My concerns are as follows:

Harm to Openness: The construction of a menage, including fencing, surfacing, and lighting, would erode the openness of the Green Belt and introduce urbanising features into a rural landscape.

Lack of Very Special Circumstances: The applicant has not demonstrated any ¿very special circumstances¿ that would justify overriding Green Belt protections, as required by paragraph 154 of the NPPF.

The site is greenfield and rural. It doesn't qualify as Previously Developed Land (PDL)

Paragraph 154(g) only supports redevelopment of PDL so the proposal is inappropriate by default.

This proposal does NOT utilise GREY Belt land and will visually and spatially reduce openness. The site is currently undeveloped and rural.

This development will result in the loss of openness of the Green Belt. I have identified that the proposal results in harm to the openness of the Green Belt, it follows that it does not meet the exceptions outlined in paragraph 154(b), 154(h)(ii) and 154(h)(v) of the Framework. This proposal therefore constitutes inappropriate development in the Green Belt.

Additionally

Precedent for Further Development: Approval could set a precedent for further equestrian or recreational development in the area, undermining the long-term integrity of the Green Belt.

Impact on Local Character and Biodiversity: The proposed development will negatively affect the rural character of the area and disturb local wildlife habitats, particularly as lighting and increased activity is introduced.

Alternative Locations: There are more suitable, non-Green Belt sites for such a facility that would not compromise protected land.

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