

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 01 July 2025 12:34:06

Application Reference No. : SMD/2025/0297

Site Address: Land off Alwoodley Edge Lane Endon Staffordshire ST9 9DG Stoke On Trent

Comments by: Paul Butler

From:

Stoneywood
Stoney Lane
Endon
STOKE-ON-TRENT
Staffordshire
ST9 9BX

Submission: Objection

Comments: Thank you for consulting directly on this application.

Following a full review of the application and supporting documents, I must confirm my objection to the proposed development and change of use to this land.

The land is designated and protected as green belt. A key feature of this application has been omitted in the application itself and in any of the supporting documentation. In addition to the structural development, the proposed development also represents a "change of use" to this plot of land, which is restricted to pasture and grazing only.

I will be directly impacted by the proposed development, living immediately next to the site:

- Visual impact, from my rear garden and my property's first floor rear facing windows. The 'Site Plan' is silent on the lighting plan, both for the existing stable and the new menage riding area, was this deliberate? What else has not been accurately documented in this application and proposal? The 'Ecological Impact Assessment' documents the proposed use of LED lighting under the 'Bats Section 4.3', otherwise lighting has been omitted from the application and plans. Introduction of lighting onto this green belt land for the stable, security lights and floodlighting of the menage riding area is unacceptable. I would consider this antisocial, inconsiderate and incongruous with the surroundings.

- Noise impact (people and by the horse's footfall and vibration), when the site is in use by groups of family and their friends, will immediately be audible from my garden and from within my home if the windows are open. For understanding, this is a quiet, can hear a pin drop location. The tranquility of the land will be disrupted by this riding facility and change of use to the land.

- Rainfall water run-off and drainage impact, by the proposed development and compaction of the land to construct the menage riding area. The impacts of this development on drainage are an unknown element of this proposal. Should planning permission be granted, a legal agreement must be provided at the applicant's expense to protect my land, retaining walls and property; from risk of flooding or damage caused by any change

to water runoff direction and volume of runoff from the riding area, which will enter the land lower down on the site; and from any vibration damage caused in relation to the construction process and ongoing usage of the site for riding.

- Permanent change to the landscape impact. According to the 'Planning, Design & Access Statement', it is intended that the existing stables and new menage riding area will be for personal use only by the applicant's family (Rightly, it cannot become a commercial venue). I would suggest that the menage riding area will only be used for a limited number of years whilst there are young children in the family (The size of the menage is not large enough for advanced riders or showjumping training and will not be suitable for any experienced adult riders within the family, or their children when they become more proficient riders), but the installation will remain visually impacting to the green belt countryside forever.

- Biodiversity Impact. Whilst there is a detailed 5-year planting succession plan in the proposal to try to generate and justify a "biodiversity net gain", these plans are rarely enacted, maintained and checked upon by the Council, or the environmental specialists that have conducted the assessments and drawn up the proposals. It will not happen. This development can only be detrimental to the existing open countryside, which will impact on the residents and broader community, as an area of countryside that is enjoyed by many and is a part of the Endon Springs AA Rated Walk.

- Wildlife impact. Badgers have been highlighted in the 'Ecological Impact Assessment' as a potentially impacted species in relation to this type of development. For awareness, not picked up by the environmental survey, which only included an inspection of the proposed development site. I can confirm that there are badgers near the location, living at the top of the adjacent land to the proposed site next to Stone Haywood Woodland. I can confirm that I have observed an adult badger April 2025, others that I was with can corroborate this sighting. I am sure the intended lighting will also have a broader impact on many other species, including a large population of Tawny Owls in the adjacent wooded area when this facility is intended to be lit in the mornings and evenings in the autumn and winter months.

I do not want our precious green belt land to be eroded for this development.

I do not want this development to be at the rear of my home and garden, along with the noise and light pollution that will come with it. Neither would it seem, does the applicant want this near their own home and garden. I may be wrong, but I believe that the applicant also owns the plot of land immediately to the north of the proposed site (a further c6 Acres), which sits in line of sight and sound of their own families' homes. May I suggest, if a riding area is required, that the proposal is re-drawn to build this facility adjacent to their own home and garden please. However, this land is also designated green belt, should not be allowed to be developed upon and will be subject to the same development and "change of use" restrictions.

To those that are entrusted with making the right decision on this application, I would be grateful and appreciative if you would take the time to visit the site to properly understand how this riding facility and change of use to the land would impact the landscape, nearby residents and the wider community.

Kindest Regards

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