

LPA consultation response

Thank you for consulting Staffordshire Moorlands District Council about this proposal within a land ownership which adjoins the District boundary (DAS 2.4), though the site red edge is set slightly to the west. Topographically the District / City boundary follows the exposed and prominent crown of the Baddeley Edge Ridge which here runs generally north south. The ridge top is followed by Staffordshire County public footpath right of way Bagnall 11 outside of the site and on the SMDC side but which may be likely to afford strong views of any of the development proposed. The North Staffordshire Green Belt lies up to the City boundary on the SMDC side. There is significant tree cover and there appears likely from air photos to be high biodiversity interest to the proposal land. Indeed our planning constraints record shows a local or 'second tier' wildlife site and a site of regional geological interest (RIGS) overlapping into the ownership / application land. It will be for the City to determine the application in accordance with its Development Plan but trust you will want to consider these points. For our part in addition to the above observations I would like to stress the importance of considering and avoiding the risk of skyline development intruding into the landscape to the east from where any visibility would be likely to conflict incongruously with the strong natural feature of the ridge. Please note the above represent the individual observations of one of the Council's Planning Officers given in good faith and do not represent a formalised decision by Staffordshire Moorlands District Council.

08.09.2025

ADS

Ref. CON/2025/0029