
From: planningcomments@staffs Moorlands.gov.uk
Sent: 14 September 2025 12:10
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2025/0380 Site Address: Land adjacent to High View Sutherland Road Longsdon
Staffordshire ST9 9QD Stoke On Trent Comments by: Sophie Shrimpton

From:

Shrubbs Hill Cottage
Sutherland Road
Longsdon
Stoke on Trent

ST9 9QD

Phone:

Email:

Submission: Objection

Comments: Agricultural land

When buying my property 3 years ago I purposely had my solicitor look into the status of the land adjacent to High View and found it was Green Belt and for agricultural use only with an 'opening' to the road, not a drive, and it was one of the main reasons I went ahead with the purchase, feeling safe that the land would stay as such and I would not have an issue with cars coming out of the 'opening' where I have to park my own vehicle. My solicitor advised that retrospective planning was granted for an 'opening' not a drive to provide access to agricultural land, not to serve as a residential dwelling. It is worth noting that only people living on Limes Avenue are permitted to park on that road, meaning I have to park on Sutherland Road.

I currently enjoy the village feel of my area, the access to the countryside and the view of the lovely trees and not to look onto another house. The current plans state it is used as a garden which seems deceptive as that is very different from agricultural use and my solicitor advised that planning had been refused. Nothing has changed to that land or surrounding area since that refusal so I cannot understand why the plans have been submitted again.

Road

It is a very busy road as it is, with people cutting through from the A53 to Cheddleton and vice versa and I often have to wait for several cars to pass before I can enter my vehicle. I park as close to my side gate as possible so that my neighbours who are exiting Limes Avenue or from Beech Croft, can see the road clearly but it is not ideal. I feel with added traffic from a new home where people tend to have 2 or 3 cars these days it would create a potential issue. My main concern in the interim would be the issues the construction traffic of the new property would cause. As it stand when High View need anything delivering or any works done to their property they have to ask me to move my vehicle so they can get adequate access. This has caused issues in the past when we have been at work and they have not been able to ask us to move them. A new build would cause considerable upheaval to an already congested road which a difficult junction at Limes Avenue. I urge a planning officer to park on the opening opposite and try and exit left or right as it will show you simply cannot see without entering the road, even without cars parked opposite.

View

Currently I have a lovely view across the road of some wonderful trees and it is very private. Our bedrooms look out to that the land in question and it would take away our privacy, and as it is elevated they would be able to see into our back garden. Again, I chose my property for the countryside feel and the privacy despite it being by a road.

Wildlife

I have enjoyed seeing lots of wildlife on the agricultural land including deer, foxes, bats in the hedges at the front and the pine trees at the rear, as well as who have their sets just up the hill from this land. I feel it is reducing that space for them unnecessarily. This area is sought after meaning the property values are quite high so the kind of people who are attracted to the area are not first time buyers, which is the kind of housing needed at the moment. Building for the sake of building sake on land that is providing a space for wildlife and trees seems such a travesty.

Sewage

I am concerned about adequate sewage as there is no public sewer on Sutherland Road. I have looked at the plans and a septic tank or processor has to be at least 7 meters from a habitable property and 5 metres from a hedge so I cannot see that this plan allows for that. Bearing this in mind it is also worth noting that septic tanks need emptying and maintenance and the 'opening' to the property is not adequate for large vehicles to enter to service it. There would have to be some considerable maneuvering for a sizeable vehicle to reverse in, causing disruption. I have left my own car at home whilst we go away for a week and whilst a car is parked opposite the opening, access would be impossible.

My solicitor advised me, on purchase of my property, that the area was already at capacity for further development due to poor drainage infrastructure.

Precedence

I feel that granting this planning permission will set a precedence in an area of natural beauty with a village feel and at what point do we stop building on land that should be protected when the National Planning Policy Framework requires "very special circumstances" for development in Green Belt. There is a plot of land next to the proposed which is also for agricultural land use and if this planning was to go through, there would be no reason planning wouldn't be granted for that plot also.

Light pollution

A new property so close to mine, and in an already quiet, dark area, would increase light pollution and noise (due to construction) contrary to considerations of the local plan.

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