

[REDACTED]

Sent: 07 December 2025 16:14
[REDACTED]
Subject: Comment Received from Public Access
[REDACTED]

Application Reference No. : SMD/2025/0482 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
[REDACTED]

Submission: Objection

Comments: Thank you for consulting directly on this application. This is the second application in 2025 for a riding menage on this land.

The land is designated and protected as green belt. The key features of this proposal are an impact on the openness of this land, urban sprawl and a change to the use of land, from pasture and grazing to a leisure riding facility.

Section 1.2 of the revised Planning, Design & Access Statement highlights the decision of the last application:

1.2 This application follows the refusal of a previous application for a riding arena under application reference SMD/2025/0297.

That application, which was submitted and validated by Staffordshire Moorlands District Council, on the 23rd June 2025 was refused 18th August 2025 for the following reason: “The development would be inappropriate and harmful to the Green Belt, it would be harmful to both the visual and spatial aspects of openness and cause countryside encroachment. There would also be an unacceptable impact on the amenity of residential neighbours and harm to the character and appearance of the area because the development would form an imposing and substantial structure in an open landscape setting and cause a prominent intrusion in the landscape that would be visible from public vantage and nearby dwellings. There are no other considerations that amount to very special circumstances and clearly outweigh the harm to the Green Belt and the other harms that would result from the development. There would be conflict with policies SS10, DC1, and DC3 of the SMDC Local Plan and the terms of the NPPF.”

The revised proposal has the same impacts. The rejection reason 18th August 2025 remains valid. Therefore, there is no reason this revised proposal should be approved.

It should also be noted that the Appendix 3 general view of site photograph in document 2615 Brown Edge Edge Lane EclA is not a current image. Following the rejection of application SMD/2025/0297, the applicant partially ignored the planning decision and erected the menage area on the previously proposed site without permission (minus the ground levelling & surfacing work). The image chosen and the proposal does not articulate that there is an element of retrospective planning approval, both for the stable, erected without permission in 2024 and the fenced off riding area, erected without permission in Aug/Sept 2025.

Revised Application Form responses of concern:

Permission for the stable is still not a part of the application proposal. The flat pack pine shed/stable erected in 2024 is an eye sore and is out of keeping with the surroundings. Had planning permission been sought, I would suggest this development would also have been rejected.

Application Form Question. Has the work, or change of use already started? This has been checked as NO, which is incorrect and dishonest.

Application Form Question. How will surface water be disposed of? Has been answered as SOAKAWAY. There is no soakaway installed for this field. Any surface water behaviour changes because of compacting the land for this riding arena will run onto my land, which is directly below the proposed site. This may impact my retaining walls, which protect my property from flooding.

Application Form Questions on management and disposal of foul and sewage, have been answered as UNKNOWN. This is careless, from an environmental position and may have a negative impact on my land, which is below this site.

Application Form Questions on waste storage and collection. The applicant confirms there are no plans to store waste on the land, but also states there are no arrangements in place for waste collection/ separate storage.

Some of the responses to the application form questions have not been answered correctly/ honestly and/ or thoroughly and seek to mislead those reviewing the application.

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

- Visual impact, from my rear garden and my properties first floor rear facing windows. Once again, the Site Plan does not include the intended lighting plan, both for the existing stable and the proposed menage riding area. Section 4.3 of the 2615 Brown Edge Edge Lane EclA Document details the intention for lighting. Introduction of lighting onto this green belt land for the stable, security lights and floodlighting of the menage riding area is unacceptable. My position has not changed. I consider this proposal antisocial, inconsiderate and incongruous with the surroundings.

- Noise impact (people and horse footfall and vibration), when the site is in use by groups of family and their friends, will 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 tranquillity 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 by the applicant's family. 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), it will then be left to deteriorate and remain visually impacting to the green belt countryside forever.

- Biodiversity Impact. Whilst there is a planting 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 live in the adjacent field, dismissed by the environmental impact assessment. The intended lighting will also have a broader impact on many other species, including foxes, deer, a large population of tawny owls and colonies of bats 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. There are no special circumstances why this land should have its use and green belt status changed.

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. 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 family homes. If a riding area is required, then build this facility adjacent to your 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 revised application, I would be grateful and appreciative if you would take the time to visit the site, to view the stable and riding area development that has already been erected without permission (this behaviour should be taken into consideration) and 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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