

From: [REDACTED]
To: [REDACTED]
Subject: Comment Received from Public Access
Sent: 09/12/2025 12:16:24

Application Reference No. : SMD/2025/0482

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: [REDACTED]

Submission: Objection

Comments: This application should be refused AGAIN because:

It conflicts directly with NPPF and local plan policies.

It has already been refused within the past year, with no material change in circumstances.

It would cause irreversible harm to the openness, character, and function of the green belt.

The applicant has failed to demonstrate 'very special circumstances'.

Policy Context

National Planning Policy Framework (NPPF): Paragraphs 137;151 set out the fundamental aim of green belt policy ; to prevent urban sprawl, safeguard the countryside, and preserve openness.

Local Plan: Applications must demonstrate ;very special circumstances; to justify development.

Previous Refusal

The fact that this application was refused within the past year is highly material.

There has been no material change in circumstances (urgent local need, or new evidence), therefore re#8209;submission is an abuse of process and undermines planning consistency.

Impact on Openness

Development on green belt land by definition reduces openness.

Case law (e.g., Timmins v Gedling BC [2014]) confirms that any construction is inappropriate unless very special circumstances exist.

Precedent and Cumulative Harm

Allowing this application would set a dangerous precedent, encouraging further speculative development on protected land.

Incremental encroachment erodes the integrity of the green belt, contrary to its strategic purpose.

Sustainability and Alternatives

The NPPF requires prioritisation of brownfield sites and urban regeneration before green belt release.

The applicant has not demonstrated that alternative sites have been exhausted or that this location is essential.

Community and Environmental Value

Green belt land provides ecosystem services: flood mitigation, biodiversity habitat, carbon sequestration, and recreational space.

Loss of this land would negatively affect local residents' wellbeing and contradict commitments to climate resilience.

Failure to Demonstrate 'Very Special Circumstances'

The applicant has not provided evidence of overriding need that outweighs harm to the green belt.

There is no demonstrable, urgent local need that cannot be met elsewhere.

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