

[REDACTED]

Sent: 23 December 2025 13:30

[REDACTED]

Subject: Comment Received from Public Access

[REDACTED]

Application Reference No. : SMD/2025/0167 Site Address: Land adjacent to Lakeland Lodges Rudyard Road
Rudyard Staffordshire Comments by: David Jones

From:

Flat 1 Lakeland Lodge
Rudyard Road
Rudyard
Leek
Staffordshire
ST13 8PG

[REDACTED]

Submission: Objection

Comments: I write to formally object to the revised planning application for housing on land adjacent to Lakeland Lodge.

While I acknowledge that the number of proposed dwellings has been reduced compared to the original submission, the revised scheme fails to address the core planning, safety, environmental, and conservation concerns previously raised.

The reduction in housing numbers does not alter the unsuitable nature of this site for residential development, nor does it mitigate the significant negative impacts on the village of Rudyard and its residents.

Conservation Area and Green Belt Harm Remains

Rudyard is a designated Conservation Area and Green Belt location. Even at a reduced scale, the introduction of new housing represents an inappropriate form of development that conflicts with the purpose of these designations. The revised proposal still results in urbanisation of a rural greenfield site, eroding the character, openness, and visual amenity of the area. A smaller number of houses does not negate this harm.

Traffic, Highway Safety and Access Issues Are Unresolved

The revised application does not adequately address the severe existing traffic problems on the B5331 (Rudyard Road). This road is already subject to frequent congestion, unsafe parking, speeding, and restricted visibility, particularly at weekends and during school transport times. Horton Parish Council have ongoing discussions with SMDC and the local Police with regards to addressing the above issues which goes to show the already serious and dangerous traffic & highways existing issues.

The proposed access point remains unsuitable and hazardous, especially given:

- ¿ Regular parking of school buses and taxis near the proposed entrance/exit
- ¿ Proximity to a public right of way heavily used by pedestrians and dog walkers
- ¿ Existing congestion caused by visitors to nearby facilities
- ¿ Increased risk to children, pedestrians, and cyclists

Even a reduced number of dwellings will result in additional daily vehicle movements, worsening an already dangerous situation.

Inadequate Local Infrastructure

Rudyard is a very small rural community with virtually no supporting infrastructure. There are no local shops, medical facilities, schools, or community services within walking distance. Any new development¿regardless of scale¿would be car-dependent, placing further strain on the local road network and undermining sustainable development principles.

Environmental and Ecological Concerns Persist

The land was cleared of trees, scrub, and vegetation immediately prior to submission of the original application, raising serious concerns about biodiversity loss. The area was previously known to support wildlife including amphibians such as frogs and toads.

The revised application does not convincingly demonstrate that ecological harm has been properly assessed or mitigated. The prior clearance has already caused irreversible damage, and further development would compound this loss.

Access to proposed dwellings

The revised plan ¿ Sketch Scheme ¿ K ¿ 23-M04-64B still show that the applicants boundary protruding into the access and car park of Lakeland Lodge. The sketch is misleading and incorrect compared to all deeds and drawings available on the UK Land Registry website.

As an example, Title Plan SF289190 ¿ clearly indicates the applicants application attempts to make site access through Lakeland Lodge Car Park entrance and would then cross over the public footpath.

The applicants boundary actually starts at the other side of the public footpath on the side of the applicant.

Preliminary Habitat & Ecological Appraisal

Has redacted sections, so a complete understanding is not possible, however it appears that no bat survey or newt survey have been undertaken even though evidence of this wildlife existence has already been confirmed by other local residents objections.

Conclusion

While the reduction in housing numbers is noted, it does not overcome the fundamental objections to this development. The revised proposal remains unsuitable, unsafe, unsustainable, and harmful to the character of Rudyard, its Conservation Area status, local wildlife, and the safety and wellbeing of residents and visitors.

For these reasons, I respectfully request that planning permission for application SMD/2025/0167 be refused.

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.staffsmoorlands.gov.uk/YourData>
