

Lucie Jones
28 Hot Lane
Biddulph Moor
ST8 7JT

Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire Moorlands
ST13 6HQ

25/01/2026

APPLICATION NUMBER: SMD/2025/0537

APPLICANTS NAME: C/O AGENT Mr and Mrs Webb

LOCATION: LAND BETWEEN RUDYARD ROAD AND HOT LANE, RUDYARD ROAD, BIDDULPH MOOR

PROPOSED DEVELOPMENT: Permission in Principle for the construction of up to 9 dwellings

Dear Planning Applications Committee,

I would like to object to the above application on the grounds of building on greenbelt land and the negative impact on the amenity of my property.

My family and I moved to Biddulph Moor in 2022 with the purpose of living in a more rural area of Staffordshire Moorlands. The main selling point of 28 Hot Lane for us, was the quiet and private countryside location adjacent to a large field boasting a beautifully spacious, open and extensive countryside outlook from our property, towards Biddulph Moor. My driveway, living room, kitchen and bedrooms all benefit from the privacy and daylight from this unobstructed aspect, and should this proposed development be approved, we will lose a substantial amount of sunlight/ daylight, privacy and outlook, and I fear will result in this being a less desirable location. All of these will have a detrimental impact on us.

I am concerned that the proposed development may also lead to an increase in traffic and congestion on an already narrow countryside road, which is a well-loved and tranquil daily route for local dog walkers, families and young children, including my own family and pets.

Additionally, the applicants concerned completed work on the field last year to help with land drainage, which is the proposed development site on greenbelt land. This drainage channels to and

enters the stream/ditch which is located on my property. Despite this work being completed on the field and to my stream (which I was unaware was to support the preparation work for this proposed development); we still experience issues with a waterlogged back garden and flooding at the bottom of the driveway. Furthermore, my question is, will the proposed construction of up to 9 dwellings exacerbate waterlogging and flooding on my property and driveway?

I would appreciate your consideration of the above points in this matter.

Yours Sincerely,

Lucie Jones

Owner- 28 Hot Lane