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Sent: 29 January 2026 10:56
[REDACTED]

Subject: Objection to Planning Application SMD/2025/0537
[REDACTED]

Dear Sir or Madam,

I wish to formally object to outline planning application **ref: SMD/2025/0537** for up to nine dwellings on land between Hot Lane and Rudyard Road, Biddulph Moor.

My objection is made on material planning grounds, specifically highway safety and the unsuitability of access via Hot Lane.

1. Unsuitable and Unsafe Access via Hot Lane

Hot Lane is a narrow rural lane which is fundamentally unsuited to serving a development of this scale. The lane includes sections that effectively operate as single track, with limited opportunities for vehicles to pass, restricted visibility due to bends and roadside boundaries, and no continuous pedestrian footway.

There are sections of Hot Lane where vehicles are required to reverse to passing points, increasing the likelihood of conflict. The constrained width of the carriageway, combined with the lane's alignment, results in limited forward visibility and limited ability for drivers to anticipate oncoming traffic.

Hot Lane is regularly used by pedestrians, including walkers and local residents, and the absence of a footway significantly increases the risk of conflict between vehicles and pedestrians, particularly given the narrow width of the lane.

Importantly, Hot Lane also provides access to a well-used village hall and a roadside children's playground. These facilities generate regular pedestrian activity, including families with young children, both arriving on foot and crossing or walking along the lane. The presence of these community facilities significantly heightens the sensitivity of the location and exacerbates highway safety concerns.

Hot Lane is also used extensively by horse riders from within the village and surrounding area. Given the lane's narrow width, limited visibility and lack of separation between users, increased motor vehicle traffic would materially increase the risk of conflict with equestrians, who are particularly vulnerable road users.

In addition, School Lane, which connects directly to Hot Lane, experiences regular congestion at peak times associated with school drop-off in the early morning and collection in the mid-afternoon. During these periods, traffic builds up and vehicles are parked along the lane, further constraining carriageway width, reducing visibility and limiting the ability of vehicles to pass safely. These peak-time conditions demonstrate that the local highway network already operates under pressure at certain times of day.

The proposed development would introduce traffic associated with up to nine dwellings, including daily private vehicle movements, deliveries, refuse collection vehicles and emergency service access. This would intensify traffic during the same peak periods and significantly worsen existing safety and congestion issues on Hot Lane.

2. Failure to Demonstrate Safe and Suitable Access

Paragraph 115 of the National Planning Policy Framework requires that development should only be supported where safe and suitable access for all users can be achieved. In this case, the application fails to demonstrate that Hot Lane can safely serve the proposed development.

As an outline application, insufficient information has been provided regarding:

- the precise access point or points onto Hot Lane;
- achievable visibility splays given the lane's geometry and peak-time parking conditions;
- the provision and location of passing places;
- pedestrian and equestrian safety along the lane; and
- the ability for refuse vehicles and emergency service vehicles to safely access, manoeuvre and exit during periods of congestion.

Without this information, it is not possible to conclude that the proposal would not result in an unacceptable impact on highway safety.

3. Conflict with Staffordshire Moorlands Local Plan Policies

The proposal conflicts with the Staffordshire Moorlands Local Plan, including:

- **Policy DC1**, which requires development to be safe, accessible and appropriate to its location; and
- **Policy T1**, which seeks to ensure that development does not compromise highway safety and that access arrangements are suitable for the scale and nature of the proposal.

Given the physical constraints of Hot Lane, the presence of community facilities, regular equestrian use, and existing peak-time congestion associated with School Lane, the proposal fails to comply with these policies unless substantial highway works are undertaken. Such works would fundamentally alter the rural character of the area and are not justified or evidenced at outline stage.

4. Harm to Rural Character and Local Amenity

Hot Lane is rural in character, and its narrow form, limited visibility and quiet nature are integral to the local environment. The increase in traffic associated with nine new dwellings would urbanise the lane, harm residential amenity, and place unacceptable pressure on infrastructure that is inherently unsuitable for intensified use.

Conclusion

For the reasons outlined above, the proposal fails to demonstrate that safe and suitable access can be achieved via Hot Lane, contrary to national and local planning policy. I therefore respectfully request that the application be refused.

Yours faithfully,

Steve Anthony

Steve Anthony

Director

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