

Sent: 29 January 2026 17:47

Subject: SMD/2025/0537

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Applicants name : C/o Agent Mr and Mrs Webb

Location : Land between Rudyard Road and Hot Lane, Biddulph Moor

Proposed development : Permission in principle for the construction of up to 9 dwellings

I am writing to express views concerning the above proposal, to ensure that the points raised will be given consideration in the determination of the above application, which appears to be purely speculative in nature, would be a haphazard release of greenbelt, and without consideration of the consequences on the village, and would encourage further green belt encroachment. There is no evidence whatsoever that this development is required to fulfil unmet needs of housing on Biddulph Moor. In fact, there are empty properties, properties for sale, and the housing stock is very varied from small 2 bedroom bungalows and cottages, up to very large family homes.

The information on the SMDC website is very limited indeed, as there is no mention of the type of dwellings that are proposed, nor does it indicate where the site entrance will be, should this application be accepted in principle. I would argue that the strip of land referred to is green belt and not grey belt, as the applicant has suggested, and has been green belt since we've lived on the moor, which is for 53 years. That field is used for grazing sheep and also for hay harvesting. It is not low quality unused land, has not previously been developed, is not wasteland and is not completely enclosed on all sides, but is very much part of the green belt on the periphery of the village. On the Hot Lane side directly opposite this strip of land, here is a children's playground, playing fields, the village hall and it is in very close proximity to the local primary school, where parking is always a problem. There are no pavements on either side of the road, which is a narrow country lane, and the line of sight is restricted when exiting these areas. There are public rights of way footpaths used by residents and dog walkers. Further along Hot Lane at the Foxhound public house, the road width reduces markedly to very narrow single file. On The Rudyard Road side, again a country lane, the only possible feasible site entrance would be via Parklands, which is a cul-de-sac of bungalows, with pavement on one side, a natural water course on the other side next to this field, and which already has restricted views when exiting. Rudyard Road itself is a direct route from the moor to Rudyard, Leek, Macclesfield and Buxton etc and is an important road for the village. There is a pavement on one side of the road only, up to the entrance onto Farmside Lane, after which there are none. There are many reasons why this land has been refused for development in the past, which you will have records of, and those reasons will still apply today. New government rules regarding small developments are being used to have a pop at selling off this strip of green belt land to make a quick profit, most likely by selling on the property with planning for 9 houses, without stipulating how this is to be achieved. If this happened, I would be the first to say "I told you so". Any site entrance on either side of the field would not be a safe and suitable access for users.

Rudyard Road itself has suffered from flooding at the end of Parklands. During heavy rain, the road runs like a river, and the sewer and grids cannot cope. This has seemed much worse over recent years since a lot of hardstanding has been laid at the Park Farm property, and the rain has nowhere to go. This problem will be exacerbated if any building work is allowed on that greenbelt field.

In Summary, there are no unmet housing needs, there is a good stock of variable affordable housing, and the land is greenbelt, with difficult and potential dangerous access for such a development. We are not NIMBYs, in fact, we are in the "winter" of our lives, and having properties across the road would not be of any consequence for that reason, but the village itself would suffer, it would cause unnecessary traffic hazards and would encourage others to apply for planning on unsuitable plots, further encroaching on the green belt.

I would imagine that a lot of people will have their own misgivings about this potential hazardous and unnecessary development, and hope that the council will take everyone's concerns into consideration when making any decisions regarding this proposed application.

Yours faithfully

Mr and Mrs Roberts
42 Rudyard Road
Biddulph Moor
ST8 7JN