

[REDACTED]

Sent: 01 February 2026 19:11
[REDACTED]
Subject: Strong objection to : Application number SMD/2025/0537
Attachments: Screenshot_20260201_011519_Google Earth.jpg; Screenshot_20260201_011402_Google Earth.jpg; Screenshot_20260201_011326_Google Earth.jpg; Screenshot_20260201_011347_Google Earth.jpg

[REDACTED]

re: the above application C/o agent Mr and Mrs Webb

Land between Rudyard Road and Hot Lane, Biddulph Moor

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

We have already sent an email to you expressing our concerns about the above application, to which we strongly object. Our previous email was done fairly hurriedly as we were keen to get something lodged as soon as possible, especially as your letter dated 20th January didn't actually land at our address until a week later! Having had chance to do a bit more research and investigating, our concerns have sky-rocketed somewhat.

Mr and Mrs Webb have put in this PIP application as a short-cut to get their foot onto the planning process, and have even blatantly prepared and laid an industrial level roadway to facilitate building not only on this strip of agricultural greenbelt, but also likely on the adjoining field at a later date. The roadway and extensive hard standing is clearly shown on Google Earth maps, and aerial pictures are available for anyone to view on the internet, without the intrusion of drones or illegal methods. I will attach some aerial pictures from Google Earth, which clearly show that the Webbs have flouted building rules by encircling a large swathe of greenbelt with very high leylandii trees in order to hide the fact that they have created a very large and landscaped personal garden on greenbelt land, and erected some buildings which from all accounts are likely not to have been through the planning process, which should be investigated by planning. They have also laid a large industrial roadway around the property outside the high leylandii hedges, again on greenbelt land, in order to create potential site access to facilitate building, without even applying for planning or gaining any permission for such a development. All this is material change of use from agricultural rural greenbelt to residential curtilage as far as the "garden" is concerned, and the industrial roadway, again built on greenbelt should be removed and restored to the status quo of greenbelt land. All this hardstanding and subsequent run off of water, has caused the field under PIP application to be exceedingly boggy, and the Webbs have in the last 18 months put in extensive land drains to enhance the appearance of the field, all of which would have to be removed if any subsequent buildings were actually allowed, when very deep footings would be required to compensate.

In the last few days, a council road cleaning vehicle has been down Parklands (video evidence can be supplied) and has done a very thorough job of cleaning up that area adjacent to the field, we suspect in order for it to look good if the area is inspected soon !! The vehicle did not clean anywhere else nearby. The underhand methods which the Webbs have obviously used to facilitate this PIP application is beyond contempt, and this should be rejected forthwith. No consideration has been given to any ecological damage they have already inflicted to the area, and which would be greatly exacerbated in the future. You can clearly see on the aerial view that this field is outside the village boundary, and is an attempt to create sprawl further into the greenbelt. It is clearly not grey belt, as stated in our previous email. Residents in nearby properties have been good neighbours to the Webbs, and have basically turned a blind eye to these goings-on until now. Enough is enough and it is about time that their cavalier attitude to planning rules and regulations and the endangered ecosystem is stopped.

There are many ecological issue here. A pond was excavated in their "garden", and initially this may have been to act as a large sump to drain that area, but it has been a pond now for several years, and is likely now to be home to many insects, water creatures, amphibians, maybe frogs, toads and even newts, all of which are endangered and would use the adjoining land during most of the year when not in the breeding season. A full ecological survey of the land should be carried out. We see kestrels, and also bats and pipistrelles over that field at dusk when they are feeding. They move across the field, over the road, above our front gardens and onto the rear gardens every night when not in hibernation, and we see them regularly and look out for them. I believe there is a barn owl box in a large tree in the hedgerow border, and

being on the edge of the village on agricultural land, there is an abundance of other wildlife using this area. We have hedgehogs in our garden, and have been feeding them regularly as they are endangered. I have video footage and photos taken on my garden camera. These animals roam over a large area at night to forage for food, as do other small endangered species. An injured bat turned up on the doorstep of a property off Hot Lane very recently, which was taken to a centre near Stapeley for care.

We assume that the Highways Department have not even been approached yet, and this PIP application will not get even looked at by them until site options, type of dwellings etc have been decided. In view of the shocking way that this has been pursued, the fact that it is greenbelt land which has already been abused and inappropriately used, this application should be immediately rejected. If it is not, then there is something very wrong indeed with the whole planning procedures.

We will try and attach a few aerial Google Earth photos, which clearly show the extensive hardcore industrial roadways that have been laid without permission on greenbelt land, and the inappropriate use of greenbelt land to create extensive personal landscaped garden space. I'm sure other people will have their own views on this application, and our investigations are still on-going. We may write another email when further information comes to light. The pictures also clearly show that this is not infill land, is on a greenbelt area beyond the boundary of the village, and as our previous email has explained, any site access would cause danger to the public due to the position on well used and busy country lanes, with restricted line of sight and the absence of pavements.

Yours faithfully

Mr and Mrs Roberts
42 Rudyard Road
Biddulph Moor.