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Sent: 31 January 2026 14:48

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Subject: Comment Received from Public Access

[REDACTED]

Application Reference No. : SMD/2025/0537 Site Address: LAND BETWEEN RUDYARD ROAD AND HOT LANE
Rudyard Road Biddulph Moor Staffordshire Comments by: Richard Capper

From:

Lane End Farm
Hot Lane, Biddulph Moor
Biddulph Moor
Stoke-on-Trent
Staffordshire
ST8 7JS

[REDACTED]

Submission: Objection

Comments: FORMAL OBJECTION TO PLANNING APPLICATION SMD/2025/0537

I write to formally object to the above planning application. I am a local resident living in Biddulph Moor (ST8 7JS) and am directly affected by this proposal. My objection is based on severe highway safety risks, danger to children and pedestrians, conflict with Green Belt policy, unacceptable ecological harm, and clear non-compliance with national and local planning policy.

1. Severe and Unacceptable Highway Safety Risks

The proposed development would introduce a substantial increase in vehicular movements onto Hot Lane, which is a narrow, rural, single-track lane with no pavements, no formal passing places, limited visibility and no street lighting.

This lane is demonstrably unsuitable for additional traffic associated with up to nine dwellings, including:

Private vehicles,

Visitors,

Delivery and refuse vehicles,

Emergency service access,

Construction traffic.

The absence of pavements means pedestrians are forced to walk within the carriageway, creating an inherently dangerous situation that would be significantly worsened by this development.

This is directly contrary to paragraph 115 of the National Planning Policy Framework (NPPF), which requires that development provides safe and suitable access for all users.

2. Extreme Risk to Children & Playground and Village Hall Opposite the Site

The application site is located directly opposite both a children's playground and the village hall, both of which generate regular and sometimes significant pedestrian movements, including:

Children and families,

Elderly residents,

Community groups,

Event attendees and visitors.

Despite this, there are no pavements, controlled crossings, or traffic calming measures on Hot Lane. Children accessing the playground must cross or walk along the road in live traffic conditions.

The proposed increase in traffic would materially increase the risk of serious accidents, particularly involving children. This is wholly unacceptable and fundamentally conflicts with the NPPF objective of creating safe, inclusive and healthy communities.

This factor alone should result in refusal.

3. Public Footpaths Feeding onto Hot Lane & Cumulative Pedestrian Hazard

There are numerous public rights of way and footpaths in the surrounding area that connect directly onto Hot Lane. These footpaths are used by:

Walkers,

Families,

Dog walkers,

Visitors accessing the countryside.

The cumulative effect of:

Increased vehicle movements,

No pavements,

Children's play facilities,

Village hall usage,

Public footpaths discharging onto the lane,

creates a severe and foreseeable highway danger that has not been adequately assessed or mitigated.

The application fails to consider cumulative impacts, contrary to the NPPF.

4. Green Belt & Inappropriate Development

It is noted that the Council's planning portal identifies the site as lying within the Green Belt. The proposal therefore constitutes inappropriate development by definition, which is harmful to the Green Belt and should not be approved except in very special circumstances.

No very special circumstances have been demonstrated. The provision of housing alone does not constitute very special circumstances under Green Belt policy.

The proposal conflicts with:

NPPF Chapter 13 (Protecting Green Belt land), which requires that substantial weight be given to any harm to the Green Belt;

The fundamental purposes of Green Belt, including safeguarding the countryside from encroachment and preserving openness.

This conflict carries very significant weight against the proposal and should, in itself, result in refusal.

5. Ecological Harm & Protected Species and Precautionary Principle

The site and surrounding countryside provide suitable habitat for protected and priority species, including:

Bats (European Protected Species),

Barn owls and other nesting birds,

Great crested newts, which are known to occur in rural Staffordshire landscapes and are strictly protected.

The application has failed to provide sufficient, up-to-date ecological surveys to establish:

Whether protected species are present;

How harm would be avoided, mitigated or compensated.

In the absence of robust survey evidence, the Local Planning Authority must apply the precautionary principle. Granting permission without this information would place the Council at risk of acting unlawfully.

This is contrary to:

NPPF Chapter 15,

Staffordshire Moorlands Local Plan Policy NE1 (Biodiversity and Geological Resources),

Wildlife and Countryside Act 1981 and associated habitat regulations.

6. Unsustainable and Inappropriate Rural Development

The site is poorly related to services and facilities and is entirely reliant on private car use. The lack of pedestrian infrastructure, safe access, and public transport options renders the proposal unsustainable by design.

This conflicts with:

NPPF policies promoting sustainable transport,

Local Plan policies requiring development to be appropriate to its rural context.

7. Planning Balance and Conclusion

The proposal results in:

Serious and demonstrable highway danger,

Unacceptable risk to children and pedestrians,

Conflict with Green Belt policy,

Potential irreversible ecological harm,

Erosion of rural character.

These harms significantly and demonstrably outweigh any claimed benefits. The application therefore fails the planning balance and should be refused.

Request

I respectfully request that Planning Application SMD/2025/0537 be refused. At a minimum, permission should not be granted unless all highway safety, Green Belt, and ecological concerns are fully resolved and policy compliance is clearly demonstrated.

Please ensure that this objection is fully recorded and given substantial weight in the determination of this application.

Yours faithfully, Richard Capper

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