



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

From:

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Submission: Objection

Comments:

To the Planning Authority,

I write to formally object to the outline planning application for up to 9 dwellings on land between Rudyard Road and Hot Lane, Biddulph Moor

This objection should be read in full and gives particular attention to the applicant's explicit claim that the site constitutes 'Grey Belt' land, a position which is misleading and contrary to the National Planning Policy Framework (NPPF).

1. The application site is designated Green Belt land. The applicant explicitly claims that the site should be treated as 'Grey Belt'; however, this appears to be incorrect.

I am led to believe that The National Planning Policy that any alteration to Green Belt boundaries can only be achieved through a Local Plan review, supported by exceptional circumstances and subject to full public consultation. I do not believe this has happened.

Accordingly, the site remains Green Belt, and the proposal constitutes inappropriate development, harmful and should not be approved except in Very Special Circumstances, which must clearly outweigh harm to the Green Belt and any other harm.

The applicant's reliance on the non-statutory term 'Grey Belt' appears to be an attempt to circumvent Green Belt policy, which is wrong.

2. Failure to Demonstrate Very Special Circumstances

The application fails to identify any Very Special Circumstances, let alone demonstrate circumstances that would clearly outweigh:

- Harm to Green Belt openness
- Encroachment into the countryside
- Harm to landscape character
- Infrastructure, flooding, and highway impacts

General housing need, site availability, or claims of degraded land do not amount to Very Special Circumstances, either individually or cumulatively, under established planning case law.

3. Loss of Openness and Encroachment into the Countryside

The proposed development would result in:

- A clear loss of openness, both spatially and visually
- Encroachment into the countryside
- Permanent urbanisation of a currently open site

This conflicts directly with the fundamental purposes of Green Belt designation as set out in NPPF paragraph 138.

4. Outline Application • Inadequate Detail and Inability to Assess Harm

This is an outline application, providing no meaningful detail regarding:

- Layout and density
- Access arrangements
- Drainage strategy

- ¿ Levels and landform
- ¿ Ecological mitigation

Granting outline consent on Green Belt land without sufficient information prevents a robust assessment of harm and is therefore premature and unsound.

5. Flooding, Drainage, and Sewer Capacity

The local area experiences regular surface water flooding during heavy rainfall due to sewer capacity being exceeded. Properties on Rudyard Road and within the Parklands cul-de-sac have previously flooded, and roads in the area routinely hold surface water.

The proposal would increase:

- ¿ Hardstanding and runoff
- ¿ Pressure on already constrained sewer infrastructure
- ¿ Flood risk to neighbouring properties

No detailed or credible drainage solution has been provided, contrary to NPPF paragraphs 159¿169.

6. Highway Safety and Traffic Impact

Rudyard Road already experiences:

- ¿ Regular speeding despite the 30 mph limit
- ¿ Police enforcement and speed camera activity
- ¿ High pedestrian activity associated with the nearby village hall

The village hall accommodates scouts, cubs, beavers, mother-and-baby groups and other community activities, resulting in frequent pedestrian and vehicular movements.

The cumulative impact of additional dwellings has not been adequately assessed, and access arrangements remain unclear at outline stage.

7. Electrical Infrastructure Constraints

Parts of Biddulph Moor, including Rudyard Road, are served by older underground electricity infrastructure. Increased demand raises concerns regarding:

- ¿ Capacity
- ¿ Reliability
- ¿ Disruption to existing residents

The application provides no evidence that the existing network can safely support the proposed development.

8. Ecology and Protected Species

The site lies within a rural Green Belt setting known to support wildlife.

• Owls, protected under the Wildlife and Countryside Act 1981, are present in the area.

• Bats, all of which are legally protected, are known to forage locally.

The outline application fails to provide sufficient ecological surveys or mitigation proposals, contrary to NPPF paragraph 180 and relevant legislation.

9. Landscape Character and Precedent

The proposal would harm the rural character of Biddulph Moor and erode the transition between village and countryside.

Approval would set a harmful precedent, making it increasingly difficult to resist further Green Belt erosion through similar 'Grey Belt' arguments.

Conclusion

This proposal:

- Is inappropriate development in the Green Belt (outside village boundary)
- Relies on a non-statutory and misleading 'Grey Belt' argument
- Fails to demonstrate Very Special Circumstances
- Lacks sufficient detail to assess impacts
- Causes harm to openness, landscape, infrastructure, ecology, and highway safety

For these reasons, I respectfully request that the planning authority refuse this application.

Yours faithfully,

Local Resident, Rudyard Road Biddulph Moor

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