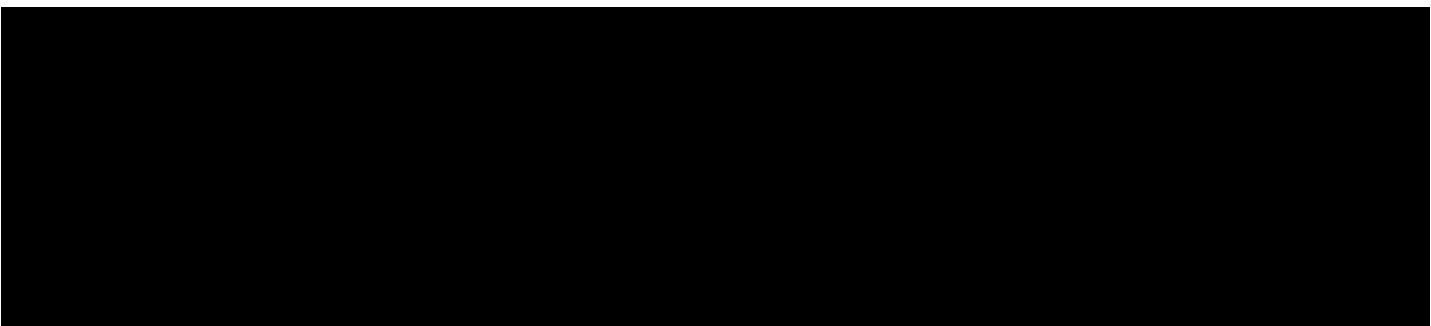




Application Reference No. : SMD/2025/0537 Site Address: LAND BETWEEN RUDYARD ROAD AND HOT LANE Rudyard Road Biddulph Moor Staffordshire Comments by: Mrs CapperCapper Digital Media Ltd

From:

Lane End Farm
Hot Lane, Biddulph Moor
Biddulph Moor
Stoke-on-Trent
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Phone: [REDACTED]

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Submission: Objection

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

I wish to register my formal objection to the above planning application. My concerns relate to the unsuitability of the site for development, its designation as Green Belt land, and the fact that even if it were to be considered 'grey belt', it fundamentally fails the relevant policy tests, in addition to posing unacceptable highway safety and ecological risks.

Green belt is inappropriate development.

The Council's planning portal indicates that the application site lies within the Green Belt. Residential development on Green Belt land is inappropriate development by definition, as set out in Chapter 13 of the National Planning Policy Framework (NPPF).

Paragraphs 152-154 of the NPPF make clear that: Inappropriate development is harmful to the Green Belt; Substantial weight must be given to this harm; Planning permission should not be granted except in very special circumstances.

No very special circumstances have been demonstrated. General housing need or site availability does not override Green Belt protection. The proposal would result in a loss of openness and encroachment into the countryside, directly conflicting with the fundamental purposes of the Green Belt.

Even If Considered 'Grey Belt', the Site Is Wholly Unsuitable

Even if the Council were to consider whether this site could fall within the emerging concept of 'grey belt', the land clearly fails the criteria set out in national policy.

The NPPF makes clear that land should only be considered suitable for release where it is:

Previously developed or clearly degraded,

- In a sustainable location,

- Capable of safe access,

- Not causing unacceptable environmental or community harm.

This site fails on all counts.

a) Not Previously Developed Land

The site is undeveloped countryside, not brownfield land. It is not derelict, contaminated, or previously built upon. This weighs strongly against any grey belt classification.

b) Unsustainable Location & Fails NPPF Transport Tests

Paragraphs 108-110 of the NPPF require development to promote sustainable transport and ensure safe and suitable access for all users.

The site is accessed via Hot Lane, which is:

- A narrow, single-track rural lane,
- Without pavements,
- With poor visibility,
- Used by pedestrians, cyclists, horse riders, and agricultural traffic.
- The area is poorly served by public transport and entirely reliant on private cars.

This is not a sustainable location and therefore unsuitable for release under any grey belt assessment.

c) Severe Highway Safety Constraints

Even under grey belt considerations, land must be capable of safe development. This site is not.

Hot Lane already serves:

- A children's playground,
- A village hall,
- Multiple public footpaths connecting directly onto the lane.
- There are no pavements or pedestrian protections, creating a foreseeable and unacceptable risk to children and other vulnerable road users.

The NPPF is explicit that development should be prevented where the residual cumulative impacts on highway safety would be severe. In this case, they clearly would be.

d) Harm to Community Use and Local Facilities

Grey belt land should not undermine existing community assets. This proposal would introduce increased traffic directly opposite:

- A children's playground,
- A village hall used for regular community events.

This would materially worsen safety and amenity for existing users of those facilities, contrary to the NPPF objective of creating healthy, safe and inclusive places.

e) Ecological Constraints and Environmental Harm

The site and surrounding area provide habitat suitable for:

- Bats,
- Owls and other nesting birds,
- Great crested newts.

The absence of comprehensive ecological surveys means the Council cannot lawfully conclude that protected species would not be harmed. Under the precautionary principle, this alone renders the site unsuitable for release, whether as Green Belt or grey belt.

Grey belt land should not be released where it would cause irreversible environmental harm. This proposal risks exactly that.

3. Conflict with Staffordshire Moorlands Local Plan

The proposal conflicts with Local Plan policies relating to:

- Biodiversity protection,
- Highway safety,
- Sustainable development,
- Protection of rural character.
- The Local Plan does not support speculative housing development on constrained rural sites with inadequate infrastructure.

In summary:

The site is Green Belt and inappropriate for development;

No very special circumstances exist;

Even if assessed as grey belt, the site fails every relevant test;

Highway safety risks are severe and unmitigated;

The development would endanger children and pedestrians;

Ecological harm has not been properly assessed.

For these reasons, I respectfully request that Planning Application SMD/2025/0537 be refused.

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

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