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Sent:

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04 February 2026 10:21

Subject:

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Comment Received from Public Access

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

Rudyard Road
Stoke-on-Trent
Biddulph Moor

[REDACTED]

Submission: Objection

Comments: I am writing to formally object to the outline application for up to nine dwellings on the land opposite Rudyard Road / Hot Lane, Biddulph Moor. I believe this proposed development is inappropriate and contrary to both national and local planning policy on several significant grounds.

My primary concerns are as follows:

1. Ecology and Protected Species: There is direct evidence of bat activity in the immediate vicinity, with recent sightings on Hot Lane and at a property on Rudyard Road. The application site, being open Green Belt land with suitable boundary features, likely provides foraging and movement habitat for bats. The absence of a preliminary ecological appraisal or bat survey is concerning. Given the confirmed local presence of bats and the site's suitability, there is a reasonable likelihood that protected species could be affected. Without adequate survey information, it cannot be assured that the proposal would avoid harm to protected species, as required by the Wildlife and Countryside Act 1981 and national planning policy.

Furthermore, the site and surrounding Green Belt support regular owl activity. All owl species are protected under the Wildlife and Countryside Act 1981. The proposed development, with its anticipated increase in lighting, noise, and human activity, is likely to adversely affect owls and other nocturnal wildlife. Artificial lighting, in particular, can disrupt hunting behaviour and fragment essential dark corridors. The lack of robust, site-specific survey evidence to demonstrate the absence of owls or that their habitat would not be harmed is a significant omission.

2. Green Belt and Landscape Impact: The application site is designated Green Belt land, where national policy places "great weight" on protecting openness and preventing urban sprawl. Residential development of up to nine dwellings is inherently inappropriate in this location, and no very special circumstances have been demonstrated to justify its approval. This proposal would result in the permanent loss of openness, erode the rural character of the area, and undermine the fundamental purpose of Green Belt designation. Previous applications for development in

this area have been refused due to unacceptable landscape impact, highlighting the sensitivity of the site. Residential development represents a greater and more permanent form of harm than previously refused agricultural buildings. Approval would also set a dangerous precedent for incremental development within the Green Belt. Specific landscape concerns include the loss of openness, visual harm to the countryside, intrusion on long views across the Moor, harm to the rural setting of nearby settlements, and potential cumulative impact from future developments.

3. Heritage and Local Character: Biddulph Moor is characterised by its open, elevated moorland landscape, traditional field patterns, historic cottages, stone walls, and farmsteads. These features contribute significantly to the local identity, heritage, and visual amenity. The introduction of up to nine dwellings would substantially alter the character of the area, eroding the sense of place and impacting public views from footpaths and recreational areas valued by the local community.

4. Flooding and Drainage: Rudyard Road and the nearby Parklands cul-de-sac already experience regular flooding during heavy rainfall due to the insufficient capacity of the existing drainage and sewage system. The additional runoff from the proposed development would inevitably exacerbate these existing problems, increasing the risk of property flooding and placing further strain on local infrastructure.

5. Highway Safety and Access: The proposed development raises significant highway safety concerns. Access from a single-track section of Hot Lane is situated close to the village hall and playing fields, which are frequently used for activities by Scouts, Cubs, Beavers, and parent-and-baby groups. This area experiences high pedestrian activity, including vulnerable children, and lacks footpaths. The introduction of additional traffic would significantly increase the risk of accidents. The alternative access via Rudyard Road is constrained by existing trees, hedges, and the Parklands cul-de-sac junction. This road is already heavily used by vehicles, school buses, agricultural machinery, and horses, with frequent instances of speeding above the 30 mph limit. The proposed development would increase the number of cars parked on Rudyard Road which is highly likely to cause more accidents. There has already been an incident recently due to this, and it would be dangerous for any further traffic to obstruct manoeuvring in and out of private driveways on the street.

In conclusion, the proposed development of up to nine dwellings on this Green Belt site would cause harm to protected species and their habitat, result in the permanent loss of openness and rural character, undermine the historic and recreational value of Biddulph Moor, exacerbate local flooding issues, and create significant highway safety risks for residents and visitors.

The application, in its current form, fails to comply with national planning policy, local planning guidance, and wildlife legislation. For these reasons, I respectfully request that the application be refused.

Yours Sincerely,

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