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Sent: 04 February 2026 13:38

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Subject: 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: Biddulph Moor Village Hall TrusteesBiddulph Village Hall From:

Hot Lane
Biddulph Moor
Biddulph Moor
Staffordshire
ST8 7HP

[redacted]

Submission: Objection
Comments: Planning Application Objection

Application Number ¿ SMD/2025/0537

Land Between Rudyard Road and Hot Lane,

Rudyard Road,

Biddulph Moor,

Staffordshire

The Biddulph Moor Village Hall Trustees wish to formally object to the proposed development on the land between Rudyard Road and Hot Lane, Biddulph Moor, for the reasons set out below. These objections are based on serious concerns regarding the impact on existing community facilities, highway and pedestrian safety, and the inappropriate use of Green Belt land.

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1. Potential Threat to Village Hall Activities

Biddulph Moor Village Hall is a long-established and vital community asset that has served the village for many decades. It hosts a wide range of community-led activities and events, including social events, dances, markets, fundraisers, and cultural activities. Some of these events can attract attendance figures of up to 1,000 people.

The current residents living in close proximity to the Village Hall have chosen to live there with full knowledge of its presence and its regular activities. Over many years, they have accepted the noise, increased traffic, and general comings and goings associated with a functioning village hall as part of everyday village life.

The introduction of new residential properties immediately adjacent to the Village Hall raises a very real concern that future occupants, unfamiliar with the nature and scale of village hall operations, may object to noise levels, event timings, traffic, and parking pressures. This could lead to complaints being made to the local authority and pressure being placed on the Village Hall to restrict or curtail its activities.

Any limitation placed on the Village Hall¿s operations would have a severe and detrimental impact on the wider community. Hundreds of residents rely on the hall for social interaction, recreation, and community cohesion, and many local groups and small businesses depend on events held there. Any threat to its continued operation would be strongly opposed by the village as a whole and would represent a significant loss to community life in Biddulph Moor.

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2. Vehicle Access and Highway Safety Concerns (Hot Lane)

Any proposed vehicular access from the Hot Lane side of the development would present serious and unacceptable highway and pedestrian safety issues.

Hot Lane at this location is a narrow, single-track road with no formal passing places. It is entirely unsuitable to accommodate additional vehicle movements associated with a residential development, including construction traffic, delivery vehicles, and daily residential use.

Hot Lane is heavily used by pedestrians throughout the day. Dozens of people walk its length daily to access the Village Hall, the children¿s playground, and the Fox Hounds public house. This includes families with children, elderly residents, and visitors attending events at the hall. An increase in vehicular traffic along this lane would significantly increase the risk of accidents and place pedestrians in danger.

Furthermore, any vehicular entrance would be directly opposite the Village Hall. During events, when large numbers of people are arriving and leaving on foot, this would create a major conflict between vehicles and pedestrians. The potential for congestion, confusion, and serious safety incidents during busy events is extremely high and should not be underestimated.

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3. Inappropriate Development on Green Belt Land

The proposed development site is clearly located on Green Belt land. Development in such areas should only be permitted in very special circumstances, and no such circumstances appear to have been demonstrated in this case.

The Green Belt designation exists to protect the openness and rural character of the area, prevent urban sprawl, and safeguard the separation of settlements. Allowing residential development on this land would set a damaging precedent and erode the rural nature of Biddulph Moor.

Once Green Belt land is lost to development, it cannot be recovered. The proposal therefore represents a permanent and unjustified harm to the character of the area and conflicts with established planning policy intended to protect such land for future generations.

Conclusion

For the reasons outlined above¿namely the threat to the continued operation of a vital community facility, serious highway and pedestrian safety concerns, and the inappropriate use of Green Belt land¿the Biddulph Moor Village Hall Trustees strongly object to this planning application and urge the Local Planning Authority to refuse permission.

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