

[REDACTED]

From: [REDACTED]
Sent: 05 February 2026 23:25
To: Planning Comments (SMDC)
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: Philippa Whalley

From:
Clod House Farm
Rudyard Road
Biddulph Moor
Biddulph
Staffs
ST8 7JW

Phone: [REDACTED]

Email: [REDACTED]

Submission: Objection

Comments: I would like to object to the planning application for the following reasons:

This is inappropriate development on Green Belt land. The policy states that development should only be permitted in exceptional circumstances within the Green Belt and this application does not seem to provide any special reason for the need for additional housing in this specific plot of green belt land.

Green Belt designation exists to protect the openness of the area and to prevent urban sprawl. Development in this field would be urban sprawl - it is not grey belt or "infill". It is an application for development in a field which is the beginning of the Green Belt which extends along Rudyard Road/Hot Lane and onto Top Road. If this application is viewed as infill, then every application for development in any field(s) between individual rural houses anywhere in the countryside would use this argument.

In terms of the sustainability/green aspect, as this village does not have mains gas there would be the additional pollution created by delivery tankers bringing either oil or LPG to the development as not all domestic dwellings are suitable for air source heating. This, together with the limited public transport creating more traffic, would not really send out the right message from a sustainability perspective should this application be approved.

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.staffsmoorlands.gov.uk/YourData>
