

[REDACTED]

From: [REDACTED]
Sent: 06 February 2026 10:17
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: Stephen Heath

From:
46
Rudyard Road
Biddulph Moor
Stoke-on-Trent
Staffordshire
ST8 7JN

Phone [REDACTED]

Email: [REDACTED]

Submission: Objection

Comments: Regarding the permission in principle (PIP) application for up to 9 properties.

We are writing to object to this application on the following grounds:

1/ no planning details of the type of properties (2 story housing or single story bungalows) and no building footprints specifics shown.

2/ there is no public footpath on the same side as the proposed PiP on Parklands cul-de-sac.

3/ the PiP development that is proposed will be on designated Green Belt land, that is used as farm land at present, for which it was very recently stocked with sheep.

For the applicant to claim that this area should be treated as Grey Belt is misleading.

4/ the Parklands cul-de-sac and the junction with Rudyard Road has a water run off issue during heavy rainfall, with water run-off from the adjacent Green Belt land (with the PiP application) and also water run-off from higher up on Rudyard Road, due to an inadequate road(s) drainage system that is clearly past it's drainage capacity and unable to cope during heavy rainfall and in due course a water flooding issue that has recently flooded the downstairs property of number 32 Rudyard Road, Biddulph Moor.

5/ local wildlife habitat,

Bats:

There is evidence and sightings of bats within the proposed PiP location during the hours of dusk to dawn for foraging.

Owls:

There is direct evidence of a locally nesting and breeding pair of owls that use the local fields and including the proposed PiP location for foraging.

6/ the PiP applicant and/or previous owners of the property in relation to this PiP application, have previous history of planning applications to this site.

As per:

SMD/2005/0764

SMD/2001/0855

SMD/2000/0554

All planning applications were duly refused.

And planning appeal:

APP/B3438/A/06/2006993

All planning applications on appeal were duly refused.

We strongly object to this planning proposal,

Mr Stephen Heath

Mrs Jacqueline Heath

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