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Sent: 07 February 2026 14:08
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: S J ROWLEY

From:
6 Hazel Grove
Biddulph Moor
BIDDULPH MOOR
Stoke-on-Trent
STAFFORDSHIRE
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[REDACTED]

Submission: Objection

Comments: APPLICATION NO SMD/2025/0537 the proposal for a further 9 dwellings in a village where mains services are overstretched should not be allowed. Main issues are:

Transport access- we currently have issues with the road from Knypersley leading into New Street which due to many parked cars on both sides of the road make passage through there difficult on most days. This would be made worse by construction traffic- and concern that a serious accident could occur in this narrow part of the road. Hot Lane is a very narrow road providing access to the Village Hall which is used for many functions and a main hub for the community. Access to this is difficult and extra dwellings with put extra pressure on this part of the road- once again with higher risk of injury as the only school (infants) is just opposite where the development is to take place. It would be terrible if construction traffic caused any serious injuries to anyone walking in this area.

Also the sewerage in particular is an issue in certain parts of the village and additional properties will put additional strain on this overstretched service. The same does apply to internet access- which is not too good in this community- although am sure this is a more resolvable issue.

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