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Planning Office
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ST13 6HQ

11 Parklands
Biddulph Moor
Stoke On Trent
Staffordshire
ST8 7JL

10 FEB 2026

5th February 26

Reference: SMD/2025/0537

Land between Hot Lane and Rudyard Road Biddulph Moor

To Whom It May Concern:

We are writing to strongly object to the above planning application for 9 dwellings on Greenbelt Land

There is no need for more housing stock in our village, there are around 20 houses available ranging from small cottages to large properties, where some houses have been for sale for over a 12 month period and many empty properties.

This is Greenbelt Land and has been farmed for generations, less than a month ago sheep were grazing there, it is also harvested twice a year for hay and silage and farm animals such as sheep and cattle have grazed there too.

There is no mains gas available in this area so more use of heating oil and bottled gas – net zero? Heat pumps are not suitable for use on Biddulph Moor.

Any buildings near to the hedge between Rudyard Road and Parklands could cause more flooding as the land is already “boggy.”

The brook running between Rudyard Road and Parklands often floods because there is only one grid on Rudyard Road, so all all water excess runs down Parklands causing localised flooding. Anymore hard standing will only exacerbate this.

There is no indication of access shown. Rudyard Road is a 30mph zone and this is exceeded daily making it difficult to exit safely, there are also cars parked on the road. Hot lane is a single track lane often congested with school traffic. It is also opposite a Play Park for children and used by walkers and horse riders.

Parklands is not appropriate for access, there are cars parked on the road and payment making exiting precarious do to reduces visibility. The trees have been there for 62 years purchased by each bungalow in 1964. and home various species of birds nesting in them.

Any building work on the land will disturb protected species including bats, owls and newts (brook). We also have woodpeckers and hedgehogs there feeding and nesting etc. This would be decimated, so what about the wildlife highway!!

It is suspicious that a road sweeper spent an hour only operating between Parklands and proposed building land. Maybe so any officials visitng would look more favourably, again underhand behaviour.

This application shows a blatant attempt to turn the release of inappropriate development on Greenbelt Land. The proposed development site is clearly located on Greenbelt Land. There are no special circumstances for it to go ahead, Greenbelt exists to protect the openness and rural character to prevent urban sprawl and safeguard this land.

Any residential development would set a precedent that is damaging and ruin this lovely rural village.

Once Greenbelt is lost it is gone forever, this proposal represents permanent harm to the character of the area, surely we need to protect our Greenbelt for generations to come.

Therefore we strongly object to this unnecessary planning application and urge the Local Planning Authority to do the right thing and protect our Greenbelt.

Thank You

Mr & Mrs Philpott

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