

[REDACTED]

From: planningcomments@staffs Moorlands.gov.uk
Sent: 16 February 2026 14:54
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

[REDACTED]

Application Reference No. : SMD/2025/0517 Site Address: Land off Alwoodley Edge Lane Endon Staffordshire ST9
9DG Stoke On Trent Comments by: D
From:

Stoney Lane
Endon
Stoke on trent

Phone:

Email: [REDACTED]

Submission: Objection

Comments: I wish to register a formal objection to the planning application. My concerns relate to the principle of inappropriate development, harm to the openness of the Green Belt and the lack of demonstrated need or justification.

Inappropriate Development in the Green Belt

Under national and local planning policy, new buildings within the Green Belt are considered inappropriate unless they fall within a very limited set of exceptions.

In this case, no compelling evidence has been provided to show that the development is essential, proportionate, or incapable of being located outside the Green Belt. As such, the proposal constitutes inappropriate development, which is by definition harmful to the Green Belt and should not be approved except in very special circumstances. No such circumstances have been demonstrated.

Harm to the Openness and Character of the Green Belt

The stable (already erected) and tack room introduce a permanent built form into an area that was previously open, undeveloped countryside. This results in:

Clear loss of openness, both visually and spatially

Encroachment into the countryside

Erosion of the rural character of the landscape

A precedent for further incremental development

Retrospective Nature of the Application

Retrospective applications should not be used to bypass proper planning scrutiny. Granting permission after the fact risks undermining public confidence in the planning system and encourages unauthorised development.

The applicant has not provided any explanation for proceeding without permission, nor any evidence that the development was urgent or unavoidable. The Council should not reward unauthorised construction by granting consent where the proposal would otherwise be unacceptable.

Lack of Demonstrated Need or Justification

No clear functional need has been established for the stable on this specific site. Key questions remain unanswered:

Why is this location essential for the stated equestrian use?

Whether alternative, less sensitive locations were considered

Whether the scale of the building is proportionate to any genuine need

Without a robust justification, the development cannot be considered necessary or appropriate in the Green Belt.

Potential for Intensification of Use

The introduction of equestrian facilities often leads to associated paraphernalia – fencing, lighting, hardstanding, vehicle movements, storage, and further structures. This creates a real risk of incremental urbanisation of the countryside. The application does not address how such impacts will be controlled or mitigated.

Conflict With Local and National Planning Policy

The proposal conflicts with the core purposes of the Green Belt, including safeguarding the countryside from encroachment and preserving openness. It also conflicts with local plan policies that seek to protect rural character and prevent inappropriate development.

Manure Management

There is no evidence of a clear manure management plan showing how waste will be collected, stored, and removed. A single horse produces 8-10 tonnes of manure per year.

A defined manure management plan, required in writing, should set out the following:

There is no possibility of permanent muck heaps on open ground. Storage on a hardstanding base to prevent leaching into soil or nearby watercourses.

Runoff control so liquids don't enter ditches, drains, or nearby watercourses draining into the Cauldon canal.

Regular removal by a licensed waste carrier or composting in a controlled, contained system.

Distance from boundaries (by law) from homes and public rights of way to avoid odour and flies.

In the absence of very special circumstances and exceptional justification, which have not been demonstrated, the application should be refused.

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