

From: planningcomments@staffsmoorlands.gov.uk
Sent: 17 February 2026 17:22
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

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

From:
Stoneywood
Stoney Lane
Endon
STOKE-ON-TRENT
Staffordshire

Phone:

Email: [REDACTED]

Submission: Objection

Comments: Thank you for consulting directly on this application. I raise an objection to this application for the following reasons:

The land is designated and protected as green belt, with restricted use for agriculture, pasture and grazing only. The development of a stable for the stabling and riding of a horse on this parcel of land would be a material change of use. Grazing being an agricultural use, while the keeping and riding of horses for leisure is treated as equestrian, which will disrupt the settled quietness of the land. Our green belt land must be protected from non-essential development. If this application is approved, it would set the precedent for similar applications on the Staffordshire Moorlands (and beyond) green belt.

The retrospective planning application for the stable and request to extend the stable further to include a feed and tack room on this parcel of land fails to meet the 'green belt tests' for permitted development:

- 1) It is an inappropriate development by virtue of its impact on the landscape, openness of the green belt land and its impact upon the character and appearance of the area.
- 2) It is not an essential development.
- 3) There are no very special circumstances for development of a stable, or for a change of use to this parcel of land.

The retrospective planning permission for the stable is directly linked to the recent applications for the development of a riding arena on the same parcel of land. The stable was erected as a precursor to the riding arena applications:

- Riding Arena Application SMD/2025/0297, planning refused 18 August 2025
- Riding Arena Application SMD/2025/0482, planning refused 5 February 2026

I would suggest, that had the stable not been erected without permission and the permission to erect a stable was applied for alongside the riding arena, both the stable and the riding arena would have been refused permission for the same valid reasons.

The family's goal was to co-locate a stable with a purpose-built riding arena, to avoid the need for their daughters to ride/ walk their horse on local roads. This goal cannot be achieved by a retrospective planning approval of the stable, which without the purpose-built riding arena on the same parcel of land, is an unsustainable development. Unsustainable, because from day one (with the planning applications for the riding arena having been refused), the development would not meet today's needs, or the future needs of the family. The development will not function as intended without the further development of a riding arena. Therefore, there is no justification for the retrospective planning approval for the stable and the further build of a tack room and feed store. The family's use case for building a stable and stabling a horse on this land is no longer valid, given the slope and unevenness of the parcel of land is not suitable/ safe for use as a primary training ground for their daughters, or for the horse to be routinely ridden/ schooled on this parcel of land. The horse will need to be taken off site for schooling/ riding, which will not solve the family's issue of their daughters needing to ride/ walk their horse along local roads. Their daughters will outgrow this parcel of land quickly as they become proficient riders and will be back on the roads and local trails, negating the reason for this development.

Whilst the family has advised that the keeping and riding of horses on the land has been commonplace since 1990. Over the last 10 years, I have only seen the horse walking (four-beat gait) and grazing on the land frequently within the last year. Previously, the land has been grazed by sheep, occasionally cattle and the land had been cropped for hay once per year. The horse has been stabled at another location, which I assume has approval for that purpose, still exists and could continue to be used.

To date, I have not witnessed the horse being mounted, ridden or attended by the daughters. However, the family has recently (September 2025) erected a riding arena enclosure in the location specified in Riding Arena Application SMD/2025/0297, which is in contravention to the planning application decision (refusal) 18 August 2025. This enclosure has been erected purely for the purpose of riding; it would have no other purpose and in conjunction with the stable is impacting the openness of the land. The family has since realised that the enclosure without a level surface is unsuitable for riding, which resulted in the second riding arena application SMD/2025/0482, also refused permission.

There are local horse-riding schools. e.g. Endon Riding School within a 20-minute walk/ 5-minute drive from Edge Lane, with year-round indoor and outdoor floodlit riding arenas, trails and professional instructors that would support their daughters to learn to ride correctly, safely and in a controlled environment, without the need for non-essential development and change of use to this parcel of green belt land.

Issues with the retrospective planning proposal:

There is a building regulation/ environmental issue with the location of the stable being next to a water course and with the stabling of a horse/s on this land, detailed in the Environmental Health Document: 'Consultation Response SMDC Environmental Health', uploaded against the riding arena application SMD/2025/482. Details below:

General comments and conditions:

The proposal to position a stable next to a watercourse does cause a concern re. contamination of surface water caused by any runoff from the stables into the ditch. It is noted a shed/building has been in this location previously in various states but the proposal to stable horses does raise the potential to contaminate the adjacent watercourse. Our advice would be to either relocate the stable or install a suitable surface water drainage system to ensure the ditch is protected from contaminated runoff. **CONDITION:** Before the use hereby permitted commences, a written scheme for the disposal of foul and surface water drainage shall be submitted to and approved in writing by the LPA. No part of the development shall be brought into use until the drainage system has been constructed in accordance with the approved scheme. The approved scheme shall be maintained for the life of the approved development.

Manure: There is no information provided regarding the disposal of horse manure. It would be advisable to apply the condition set out below to protect the local environment, soil and water. **CONDITION:** Manure generated from the approved use should be collected and stored in a dedicated storage area, with sufficient capacity to store 6 months' worth of manure. The manure storage area should have an impermeable surface capable of containing, or facilitating the collection of, all manure generated leachate and be sited at least 50m from all neighbouring residential

properties, watercourses, wells, boreholes that supply water for human consumption. The burning of manure as a means of disposal is not permitted.

Notably, the family are not permitted to use the stable unless both this application is approved and the conditions stipulated in the application SMD/2025/482 ¿Consultation Response SMDC Environmental Health Report¿ have been addressed, but the family has continued to use the stable in contravention to this order.

I do not agree with the SMD/2025/482 ¿Consultation Response SMDC Environmental Health Report¿ condition and recommendation on storage of manure on the land. The report details that an average horse will produce 20.4 kilos (or 45 pounds) of manure each day, equating to 7.5 tonnes annually, I assume this information is correct. Therefore, the Environmental Health Department is advising that up to 3.75 tonnes (up to 6 months) of manure can be stored on the land, which is adjacent to and near residential properties and public footpaths. This is an unfortunate proposal and is not an acceptable solution. Also, it does not appear possible to site a waste store at least 50m from all neighbouring residential properties, watercourses, wells, boreholes that supply water for human consumption, or public footpaths on this parcel of land. Placing a manure store of this scale on the land would not be without impact. Storage of a high volume of waste on this site will have a visual impact, attract rodents, increase fly population and emit an unpleasant odour. I would consider this a statutory nuisance, which will interfere with my use and my property, enjoyment of my home and garden, as defined under the Environmental Protection Act 1990. The alternative, removal of waste on a daily or weekly basis to another location does not seem plausible, nor sustainable. There does not appear to be a workable solution for waste management.

Incorrect/ concerning Application Form responses:

Application Form Question. Has the work, or change of use already started? This has been checked as NO, which is clearly incorrect, given this is titled as a retrospective planning application.

Application Form Question. Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? This has been checked as NO, which is in contravention to the ¿Consultation Response SMDC Environmental Health Report¿ against application SMD/2025/482.

Application Form Question. How will surface water be disposed of? Has been answered as SOAKAWAY. There is no soakaway installed for this field and the applicant has not demonstrated any intention to correct this situation.

Application Form Questions on management and disposal of foul and sewage, have been answered as UNKNOWN. Cumulative liquids run off will have negative impact on my land and usage of my garden, which is immediately below this site. My rear garden is the bottom section of the same field. Liquid run off from this land runs through my rear garden and exits at the retaining 8-foot dry stone wall immediately behind my house, where it surfaces across our walkways, drive and lower garden (My immediate neighbour has a similar situation). The spring in the field and other water courses run through my garden, into our naturally fed pond, into the two brooks running downhill through the land at Stoney Fields, which surface through gardens on Stoney Lane, then go underground at Brookfield Avenue, draining into the Cauldon Canal.

Application Form Questions on waste storage and collection. The applicant confirms there are no plans to store waste on the land, but also states there are no arrangements in place for waste collection/ separate storage. This is careless, the waste will need to be stored onsite, or removed frequently to another location. Both options do not seem viable/ sustainable as above comments in relation to the conditions stipulated in the SMD/2025/482 ¿Consultation Response SMDC Environmental Health Report¿.

These application form questions have not been answered correctly/ honestly/ thoroughly and are misleading to those reviewing the application form only. This has been a feature of all three recent applications from the applicant. The applicant/ applicant¿s family have had three opportunities to address these questions and offer workable, sustainable solutions against these key criteria, but have chosen not to do so. I can only assume, this because they do not intend to implement any solutions to address these criteria. The planning application SMD/2025/0297 decision has been ignored. The conditions in the ¿Consultation Response SMDC Environmental Health Report¿ have been ignored. I have no confidence that if this application is approved, that the applicant/ applicant¿s family will action and adhere to any of the conditions stipulated in the ¿Consultation Response SMDC Environmental Health

Report. I have no confidence that if this application is refused, that the applicant/ applicant's family will abide by the planning decision and remove their installations.

Stable Foundations, Building & Materials:

The concrete base is said to be an existing foundation. I will accept this to be true, on the assumption that the planning team will inspect the site to corroborate the age of the foundations and that no new concrete has been poured.

The pine shed/stable erected in 2024 on the concrete base is out of keeping and incongruous with the surroundings. Had planning permission been sought prior to developing the site, I would suggest the materials chosen would have been rejected.

Lighting: Again, the Site Plan does not include the intended lighting plan. This has been a feature of all three recent applications by the applicant. The associated riding arena application SMD/2025/482 document 2615 Brown Edge Lane EclA details the intention for lighting. Introduction of lighting onto this green belt land within the stable and for security lighting is unacceptable. I would consider this antisocial, inconsiderate and incongruous with the surroundings.

The categorisation of this application/ development as 'Full - Minor' (reflecting the scale of the build/ size of the stable) does not reflect the importance and impact of the decision to be made. If this application is approved, the change of use of the land from 'Agricultural' to 'Equestrian' will be irreversible. The development and use of the land for stabling and riding horses will impact the current and future residents of the properties neighbouring this parcel of land and the wider community. It will set the precedent for future applications on this parcel of land, the adjacent land along Edge Lane (also owned by the applicant) and other agricultural green belt land across Staffordshire Moorlands.

To those that are entrusted with making the right decision on this application, I would be grateful and appreciative if you would take the time to visit the site; to understand the size of the parcel of land, the proximity of the parcel of land to other residential dwellings and public footpaths, how it will not be possible for the applicant to meet all of the conditions stipulated in the SMD/2025/482 'Consultation Response SMDC Environmental Health Report', how run off from the land without effective drainage solutions installed will impact the properties immediately below the parcel of land and how the stable and riding area enclosure that has been erected without permission is impacting on the openness of the land. It is possible to compare before and after. Google Street View still holds the images of this parcel of land from August 2023, which clearly demonstrates the detrimental impact of these developments. This parcel of land and the broader landscape has been spoiled by these unauthorised developments.

The Google Street View link is below. This may not work, if some of the characters have been transposed on submission of this response. It is quick to search and view on google maps, street view, or I can separately email a copy of the image: https://www.google.co.uk/maps/@53.0751336,-2.1240684,3a,75y,74.51h,81.91t/data=!3m7!1e1!3m5!1spZ_ASefZ7UhGjSu8nU7LXg!2e0!6shttps:%2F%2Fstreetview.pixels-pa.googleapis.com%2Fv1%2Fthumbnail%3Fcb_client%3Dmaps_sv.tactile%26w%3D900%26h%3D600%26pitch%3D8.092969847517352%26panoid%3DpZ_ASefZ7UhGjSu8nU7LXg%26yaw%3D74.5074583568507!7i16384!8i8192?entry=ttu&g_ep=EgoyMDI2MDIxMS4wIKXMDSOASAFQAw%3D%3D

I believe the reasons for the refusal of applications SMD/2025/0297 and SMD/2025/0482 remain valid against the development of the stable and riding area enclosure that have been erected on this parcel of land without permission.

Kindest Regards

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