

[REDACTED]

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**Sent:** 19 February 2026 18:45

**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: Kinson & Webb

From:

Hot Lane  
Hot Lane  
Biddulph Moor  
Biddulph

[REDACTED]

Submission: Objection  
Comments: Mr Kinson & Mrs Webb

Hot Lane

Biddulph Moor

St8 7JT

Reference SMD/2025/0537 - OBJECTION -

We are residents of Biddulph Moor who live about 400m from the northern aspect of this green belt land on which consents are being requested.

It is our understanding that no previous planning consents have been sought or granted for this small parcel of important green belt land.

It is recognised that there is a chronic shortage of affordable housing nationally and locally. Current residential development schemes are few and far between as large house builders see no incentive to build whilst land with planning consents increase in value and this land remains 'Banked'.

As a result of this developers in increasing numbers are utilising measures provided under section 155 of the national planning policy framework to label land as, 'Grey Belt'. The framework provides a number of measures that if satisfied could determine a residential development scheme on green belt as NOT inappropriate.

Our opinion is that the application as referenced above fails to substantiate that the development meets any of the criteria under section 155 of the NPPF and the application therefore has no merit. The rationale for our opinion is provided below in more detail.

#### Scope of development

This planning application is for a single part of land to develop 9 houses and should be considered within this context only. The argument put forward that this development would satisfy criterion under paragraph 143 is irrelevant. The land is green belt land that differs in no way from the larger development as described and referenced in appendix EP1. The statement that this parcel of land makes a lesser contribution to the green belt is an opinion. This opinion is not well founded and based on a weak hypothesis that because this development is less intrusive to the green belt it has merit.

This argument could only be validated under circumstances where the larger parcel of land for 18 houses had been presented as a planning application.

#### Unrestricted Sprawl

The development of this land for housing would extend Biddulph Moor Village into green belt land. The land adjacent to this land to the north, east and west is green belt land so this application could not be considered as infilling.

#### Preserve the setting and special character of historic towns

This criterion cannot be dismissed by relying upon population density alone. Whilst population falls below common metrics used to classify towns, Biddulph Moor has a broad range of services that would rival many small towns.

Biddulph Moor has a rich heritage and unique history dating back to medieval times. The geology of Biddulph Moor has many unusual characteristics. The area has an abundance of coal measures with mineral extraction traced back to the 13th century. The black men of biddle settled in Biddulph Moor following the Saracen crusades. Biddulph Moor sits upon significant fault zones. The outcropped sandstones form a ridge to provide an incredible vista

through the glacial valleys and across to the Cheshire Plain. The current built environment is sensitive to this rich history and any encroachment through development of housing would chip away over time and the unique features and characterful history of Biddulph Moor would be eroded. Your argument that this development would not undermine the purpose of green belt land makes absolutely no sense as this development would entirely remove a chunk of it.

#### Demonstrable unmet need for the type of development proposed

There is a national acute shortage of housing in England. Whilst starting in the 1970s, during the 1980s supply of housing was not meeting demand and decades later remains the case. England has a shortage of 4.3m homes.

The shortage is even more acute when looking at affordable housing. The overwhelming majority of planning submissions for houses across Staffordshire Moorlands and wider Stoke on Trent are for developments that do not meet the criteria for affordable homes in areas that have plentiful access to forms of public transport.

In reality, this planning submission has absolutely no merit in satisfying a need for affordable housing.

#### Location in General

The submission makes the claim that Hot Lane is a quiet lane which receives little traffic. After living on Hot Lane for the past 7 years, I can state that the road is busy for 16 hours a day. Hot Lane in places are so narrow that a fire engine cannot traverse the entirety of the road. In the last 4 weeks there has been 2 road traffic accidents directly outside of our property. One of these collisions where 2 vehicles were involved in a head on crash left one car written off.

The condition of the road surface on Hot Lane is horrendous. There have been decades of neglect of ditches which have led to the substrate below the road to be undermined as drainage ditches are blocked and surface water accumulates. Any additional traffic to Hot Lane will increase the risks of accidents and damage to the road.

The local area has also seen a significant increase in properties being developed for tourism. Many Air B & B rentals surround the local area. This is especially visible during the summer months where tourists make use of the local pubs. This is a positive development for the area and local pubs and shops do benefit from this tourism. This tourism however brings additional traffic to the area which is very visible on Hot Lane from April through to October.

There has also been a significant increase in the number of caravan and camping sites. Land has been developed on Top Road at both the junctions of Hot Lane and Rudyard Road. These sites take advantage of the incredible views over to the Roaches Estate and are incredibly popular all year round. Again, the local area benefits from this tourism but all this additional traffic also brings large campervans and towed caravans to roads that are not fit or safe for

this category of use. Throughout the summer campervans, coaches and towed caravans attempt to access these sites via Hot Lane. Throughout the summer of 2025 there has been damages to stone walls, gardens and a telegraph pole that was knocked down by a tourist coach

These factors need to be considered for any planning submission that increases traffic in the immediate area.

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