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To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Application Reference No. : SMD/2025/0537 Site Address: LAND BETWEEN RUDYARD ROAD AND HOT LANE Rudyard Road Biddulph Moor Staffordshire Comments by: Stuart Williams and Charlotte Hill
From:

Rudyard Road
Biddulph Moor
Stoke-on-Trent

Phone:

Email:

Submission: Objection

Comments: We wish to formally object to planning application SMD/2025/0537, relating to proposed construction on land between Rudyard Road and Hot Lane, Biddulph Moor. We do not believe that the applicants' Planning Statement makes a sufficient case for construction on Green Belt land. The land is known to be in active (albeit intermittent) agricultural use, and development seemingly would not meet any of the 'very special circumstances' required by the National Planning Policy Framework.

For the sake of brevity, we have not detailed our concerns related to highway safety, flooding/infrastructure risk, and ecological damage & we are aware that these issues are not 'technically' relevant to a Stage 1 Permission in Principle application. We would hope, however, that the numerous objections of this type raised by others are not being ignored by the council based on such a technicality.

While we respect the principle behind the 2024 introduction of the 'grey belt' designation, we would urge SMDC to be diligent. Erosion of Green Belt protections based on vague 'grey belt' classification creates conditions for a 'snowball effect'; each approved application becomes supporting precedent for the next, including cases where Green Belt is misrepresented as 'grey belt' knowingly and deliberately. Indeed, as the current adopted version of the Staffordshire Moorlands Local Plan (2020) pre-dates the introduction of the national 'grey belt' classification, it is arguable that, at the very least, a revision to the Local Plan is necessary to accommodate new 'grey belt' considerations.

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