

Mr Paul Hodgkinson
11 Brookhouse Lane
Bucknall
Stoke on Trent
Staffordshire
ST2 8NE

6th March 2026

Planning Services Staffordshire Moorlands District Council/ Stoke on Trent City Council.

Re: Objection to Planning Application CON/2026/0024, Stoke on Trent City Council
Reference: 26/PIP/00116 Proposed Erection of 3no. dwellings on Land East of Brookhouse Lane, Bucknall, Stoke on Trent, ST11 8NE.

Dear Sir/Madam,

I am writing to formally object to the above planning application for the proposed construction of residential properties on land directly opposite my home at 11 Brookhouse Lane, Bucknall, Stoke on Trent, ST2 8NE. My objection is based on several significant planning concerns, including the impact on Green Belt land, harm to openness and local character, highway safety issues, and the adverse effect on neighbouring properties.

Green Belt and Inappropriate Development

The proposed development is located on designated Green Belt land. The National Planning Policy Framework (NPPF) makes it clear that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open, and that inappropriate development is, by definition, harmful and should not be approved except in very special circumstances. The construction of new residential dwellings on this site would reduce the openness of the Green Belt and conflict with the purpose of safeguarding the countryside from encroachment. In my view, no very special circumstances have been demonstrated that would outweigh this harm.

Harm to Openness and Spatial Character

Beyond the Green Belt designation, the proposal would result in significant harm to the openness and spatial character of the area. The site currently provides an open, undeveloped setting that contributes positively to the visual and environmental character of the locality. Introducing residential dwellings would visually enclose the space, erode the sense of openness, and disrupt the established pattern of low-density development. Planning policy recognises that the preservation of openness is a fundamental objective of Green Belt designation, and this proposal would clearly conflict with that objective, resulting in demonstrable planning harm.

Highway Safety Concerns

I am particularly concerned about the highway safety implications of the proposed access arrangement. One of the proposed driveways appears to be positioned directly opposite my own driveway on a blind bend with restricted visibility. This configuration creates a clear potential for vehicle conflict, as drivers exiting either driveway would have limited sightlines of approaching traffic and of each other. Vehicles manoeuvring in and out of the driveways could obstruct the road and create hazardous conditions for other road users, including pedestrians and cyclists. I would respectfully request that the council's highway officer undertakes a site visit during normal traffic conditions to fully assess the restricted visibility at this bend and the potential conflict created by positioning a new driveway directly opposite an existing one. Vehicles already need to exercise caution when exiting my driveway due to the restricted visibility, and the addition of another access point directly opposite would significantly increase the potential for unsafe manoeuvres.

I would also like to highlight that recent cabling work carried out on Brookhouse Lane resulted in contractors closing the road for several days due to access issues, which they clearly recognised as a problem at that location. In addition, in the event of a power failure, National Grid require access through the field to reach the substation, and this access must also be taken into consideration when assessing the suitability and safety of the proposed arrangements.

Impact on Neighbouring Properties

The proposed houses would be built directly opposite my home, substantially altering the outlook and introducing a prominent built form where there is presently open space. The scale and placement of the dwellings would create an overbearing presence, erode the sense of openness, and appear out of keeping with the existing character of the surrounding area.

Conclusion

Taking all of the above matters into account, the proposed development would result in clear and demonstrable harm. In particular, the proposal represents inappropriate development within the Green Belt that would reduce openness and contribute to encroachment into the countryside. Furthermore, the introduction of a new access point opposite an existing driveway on a bend raises significant highway safety concerns due to restricted visibility and the increased potential for vehicle conflict. When considered together with the adverse impact on the outlook and character of the surrounding area, these harms significantly outweigh any potential benefits of the proposal. For these reasons, I respectfully request that the council refuse planning permission.

Thank you for taking the time to consider my objection.

Yours faithfully,

Paul Hodgkinson



view leading up lane, my property is in front of the white van. Proposed dwellings on the right of the photo.



view from my drive to proposed planned dwellings to show close proximity from my driveway to one of the dwellings driveway.



view from my drive looking towards the north of the lane showing the blind bend.