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From: planningcomments@staffs Moorlands.gov.uk
Sent: 22 March 2026 19:14
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

[REDACTED] [REDACTED]

Application Reference No. : SMD/2026/0099 Site Address: Land South Of Farmside Lane Biddulph Moor
Staffordshire Comments by: Elizabeth Snow

From:
44 Farmside Lane
Biddulph Moor
Biddulph Moor
Stoke-on-Trent
Staffordshire
ST8 7LY

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Submission: Objection

Comments: 1. Loss of one of the last remaining green spaces on Farmside

Only two undeveloped green fields remain on Farmside. These spaces contribute to the character, openness and settlement pattern of the area. Their loss would erode local distinctiveness and harm the visual amenity of residents.

When purchasing my property on Farmside Lane some 30 years ago, those two fields were a key part of the area's character and one of the main reasons I chose to live here. The long established open outlook contributes significantly to the amenity of existing residents and forms part of the local landscape. The loss of this remaining green space would materially harm the character and enjoyment of the area for those who have relished on this openness for decades.

The proposed development would also undermine the established residential amenity of existing properties, which has been shaped for decades by the presence of open fields. The erosion of this amenity would have significant impact on the quality and attractiveness of the area as a place to live,

This conflicts with:

Policy SS1 requiring development to protect the quality of the environment

Policy SS10 requiring protecting the character of smaller settlements

Policy DC3 is safeguarding local landscape and settlement character

2. The site is unsuitable due to known flooding and drainage issues

Gardens adjoining these fields already flood during heavy rainfall, and properties opposite regularly experience drainage blockages. This demonstrates that the land and surrounding infrastructure are already under pressure.

Granting development in principle on a site with known surface water issues is inappropriate and risks worsening existing problems.

This conflicts with:

Policy SD4 is requiring development to avoid areas of flood risk

Policy SD5 is requiring sustainable drainage and avoidance of increased runoff

Policy SD1 is ensuring development is suitable for its location

3. The road network is already inadequate for further development

Farmside is in a poor state of repair and carries more traffic than it was designed for. It is frequently used as a cut-through from New Street/Leek Lane to avoid the village centre at peak times.

Additional dwellings would increase traffic volumes, parking pressure and road deterioration, creating further safety risks for residents, children and elderly occupants.

This conflicts with:

Policy T1 is requiring development to be served by safe and suitable access

Policy SS1 is ensuring development does not harm local infrastructure capacity

4. Increased traffic would create safety hazards

Even where driveways are shown, modern households typically have multiple vehicles, and visitor parking adds further demand. More vehicles entering and exiting the site would increase hazards on a road that is already busy and deteriorating.

This raises concerns about the principle of intensifying residential use in this location.

Relevant policy:

Policy T1 is requiring development not to compromise highway safety

5. The site supports significant wildlife and ecological value

The remaining green fields and hedgerows support a wide range of wildlife. Species regularly observed in this area include:

Barn owls

Foxes

Hedgehogs

Songbirds and ground-nesting birds

These species rely on the remaining open land for feeding, nesting and movement. The site forms part of a local wildlife corridor, and its loss would reduce biodiversity and habitat connectivity.

This conflicts with:

Policy NE1 & protecting biodiversity and ecological networks

Policy SS1 & safeguarding environmental quality

Policy DC3 & protecting landscape and ecological character

Closing Summary

For the reasons set out above, the site is not suitable for residential development in principle. The proposal conflicts with several key policies of the Staffordshire Moorlands Local Plan, including SS1, SS10, SD1, SD4, SD5, T1, DC3 and NE1, which collectively require development to be located on appropriate land, avoid areas with known environmental constraints, protect local character, ensure safe and suitable access, and safeguard biodiversity.

Given the site's flooding history, inadequate road infrastructure, ecological value, and the loss of one of the last remaining green spaces on Farmside, the location is fundamentally unsuitable for the amount and type of development proposed. I therefore request that the Permission in Principle application is refused.

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