

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

Categories:

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

Off Mow Lane
Gillow Heath
Biddulph

Phone:

Email:

Submission: Objection

Comments: In the supporting statement the agent rightly identifies that the application site sits outside of the development boundary and does not meet the local planning policy guidance for acceptable development in green belt and open countryside. Therefore the application is, by its own admission, not a suitable or sustainable proposal.

Reference to 5 year land supply is obfuscatory, in that national planning guidance and regulation allows a planning authority to include already developed or approved sites that provide an excess to the previous local plan to be included in land supply calculations and to this end, Staffordshire moorlands can demonstrate land supply and development over supply.

Biddulph Neighbourhood Plan:

The application fails to meet the following policies:

NE 1: NATURAL ENVIRONMENT FEATURES New development should preserve and take opportunities to enhance the rural character of the area, taking account of the following features which have particular significance for landscape character, biodiversity and ecological interest

NE 2: URBAN EDGE New development on the edge of the Biddulph Town and rural settlements must incorporate sensitively designed boundary treatments and landscaping to create an appropriate transition to the rural environment.

INF 2: SUSTAINABLE DRAINAGE Development must have no significant adverse impact in terms of surface water runoff and disposal, including impacts on surrounding sites and environment. Surface water discharge should not exceed the Greenfield runoff rates.

DES 1: DESIGN New development must complement the local context and be sustainable. Development must: ÷ complement the existing character and townscape in terms of scale and massing; ÷ complement the established layout in terms of set-back from the road and spacing around dwellings; ÷ use high quality, durable materials, to complement the site, character and surrounding context; ÷ provide sustainable drainage and permeable surfaces in hard landscaped areas; ÷ provide screened storage space for bins and recycling. Authentic, distinctive, site-specific architectural solutions will be encouraged, especially innovative designs in terms of building energy performance.

DES 2: PUBLIC REALM, CAR PARKING AND MOVEMENT New development must demonstrate high standards of urban design

The planning support statement defines the site as vacant land, which is misleading in that it is open countryside and farm land, which is not classed as vacant land in planning terms

reference to adjoining development within the planning statement relates to the traditional farm setting, which is associated with countryside development, not urban development, making this statement unsustainable.

The statement refers to the NPPF 2004. This has been updated and is therefore irrelevant.

There are 3 previous failed or withdrawn applications for development.

The proposed development proposal does not provide for BNG, sustainable energy production (eg PV) or SUDS.

This is an unsustainable, cynical proposal in the greenbelt and outside the development boundary seeking to erode open countryside and farmland, detracting from the character of the rural setting and make up of the village.

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