

Mrs Caroline Payne
Emery Planning
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Hobson Street
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Mr and Mrs Webb

Application no: SMD/2025/0537

Determined on: 16th April 2026

**Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015**

REFUSAL OF PERMISSION IN PRINCIPLE

Location of Development:

LAND BETWEEN RUDYARD ROAD AND HOT LANE
Rudyard Road, Biddulph Moor, Staffordshire

Description of Development:

Permission in Principle for the construction of up to 9 dwellings

Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above in accordance with plan ref:
25-733 - Location Plan at 1:1250 scale

for the reason(s) specified below:-

1. The application site compromises undeveloped agricultural grassland located within the North Staffordshire Green Belt and outside the defined development boundary of Biddulph Moor. Having regard to the definition of "Grey Belt" within the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance, the Local Planning Authority considers, as a matter of planning judgement, that the site does not constitute Grey Belt land. The site is not previously developed land, and, by virtue of its open, undeveloped character and relationship to the existing settlement, it makes a strong contribution to Green Belt purposes, in particular purpose (a) - to check the unrestricted sprawl of large built-up areas. In this regard, Biddulph Moor is considered to form part of a substantial built-up area, and the application site performs an important role in preventing further encroachment into the surrounding countryside.

This conclusion is reinforced by the site's planning history, including refusals for built development under references SMD/2000/0554, SMD/2001/0855 and SMD/2005/0764, the latter of which was dismissed at appeal. These decisions confirm the consistent position that the site is inappropriate for built development and contributes to the openness and

purposes of the Green Belt.

As the site is not on Grey Belt land, the proposal does not benefit from the exception set out in paragraph 155 of the Framework. Furthermore, the development does not fall within any of the other exceptions listed in paragraph 153 of the Framework, substantial weight is afforded to this harm. The proposal would also result in additional harm to the openness of the Green Belt through the introduction of built form on currently undeveloped land.

The Local Planning Authority acknowledges that it cannot currently demonstrate a five-year supply of deliverable housing sites and that paragraph 11(d) of the Framework is engaged. However, the adverse impacts arising from inappropriate development in the Green Belt, to which substantial weight must be given, significantly and demonstrably outweigh the benefits associated with the provision of up to 9 dwellings. The Framework makes clear that the Green Belt policies provide a very strong reason for refusing development, and in this case no very special circumstances have been demonstrated that would clearly outweigh the identified harm.

The proposal is therefore contrary to Policies SS1, SS10, SD5, H1, DC3 and T1 of the Staffordshire Moorlands Local Plan, and the Biddulph Neighbourhood Plan, and the provisions of the National Planning Policy Framework.

Informative

It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF. It is considered that the applicant is unable to overcome such in-principle concerns and thus no amendments to the application were requested.

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

NOTES

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
2. If the decision to refuse planning permission is for a householder application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
3. If this is a decision to refuse planning permission for a minor commercial application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
4. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
5. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents then you must do so within 6 months of the date of this notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>.
6. The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
7. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.