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

[REDACTED]

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

Farmside Lane
Staffordshire
Biddulph Moor

Phone:

Email: [REDACTED]

Submission: Objection

Comments: The proposed development is fundamentally unsuitable for this location due to a combination of highway, environmental, spatial, and sustainability constraints. When considered together, these issues present clear and compelling grounds for refusing Permission in Principle.

1. Highways and Access Concerns

The existing road network is already inadequate to support further development. Farmside is in a deteriorated condition and currently carries traffic levels far beyond its intended capacity. It is frequently used as a cut through between New Street and Leek Lane to avoid congestion in the village centre, particularly at peak times.

Additional dwellings would:

- ¿ Increase traffic volumes and parking pressures
- ¿ Accelerate deterioration of an already substandard road
- ¿ Heighten safety risks for residents, including children and older people
- ¿ Exacerbate existing access constraints

Even where private driveways are proposed, modern households typically own multiple vehicles, and visitor parking adds further demand. Additional vehicle movements entering and exiting the site would compound hazards on a road that is already busy and constrained.

This conflicts directly with key planning policies, including:

- ¿ Policy T1 ¿ requiring safe and suitable access that does not compromise highway safety
- ¿ Policy SS1 ¿ ensuring development does not place unacceptable pressure on existing infrastructure

Earlier proposals for residential development in this area have been rejected on similar grounds, and the circumstances have not improved.

2. Flooding, Infrastructure and Environmental Constraints

The site has a known history of flooding, and the surrounding infrastructure is already under strain. The land also holds ecological value and represents one of the last remaining green spaces on Farmside. Its loss would diminish local biodiversity and remove an important natural buffer within the settlement.

Given these constraints, the site is not capable of accommodating the scale or type of development proposed.

3. Green Belt and Settlement Pattern

The proposal does not constitute infill development, nor does it represent a logical rounding off of the village. Instead, it would extend the built form into open countryside, eroding the clear distinction between the settlement and the rural landscape.

The site forms the beginning of the Green Belt that stretches up to the ridge at Top Road and beyond. Green Belt policy permits development only in very special circumstances, and no such justification has been provided. The proposal would undermine the openness of the area and contribute to urban sprawl, contrary to the fundamental purposes of Green Belt designation.

4. Sustainability and Transport Limitations

Biddulph Moor has limited services and very few employment opportunities. New residents would be reliant on travel outside the village for work, education, recreation, and essential services.

While a bus service exists, its timetable does not support commuting or regular daily travel. The nature of the roads and the surrounding terrain makes walking or cycling to nearby settlements unsafe and impractical.

As a result, the development would inevitably lead to a significant increase in car journeys, contributing to:

- ¿ Greater congestion
- ¿ Increased risks to road users
- ¿ Additional environmental harm

This is inconsistent with sustainable development principles and would likely worsen conditions at several Critical Road Junctions identified in Policy INF1 of the 2023 Biddulph Neighbourhood Plan.

Conclusion

Considering the site's flooding history, inadequate road infrastructure, ecological importance, Green Belt status, and the loss of valued open space, the location is fundamentally unsuitable for residential development. The proposal conflicts with multiple local planning policies and would result in harmful and irreversible impacts on the character, safety, and sustainability of the area.

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