

[REDACTED]

From: [REDACTED]
Sent: 15 June 2026 14:51
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

[REDACTED]

Application Reference No. : DET/2026/0015 Site Address: STABLES CONVERSION Top Road Biddulph Moor
Staffordshire Comments by: david davis
From:

Off Mow Lane
Gillow Heath
Biddulph

[REDACTED]
[REDACTED]
Submission: Objection
Comments: As per the previous application (SMD/2025/0358), which was refused on the following grounds:

1. The location of this proposed development is found as a matter of principle to be unsustainable due to its remoteness from any village, town or other service centre that could provide essential services for residential occupiers. The nearest source of shops and services is either the larger village of Biddulph Moor at a journey distance of some 2km by the shortest route, or the town of Biddulph at a journey distance of some 5km. The greater part of these journeys including the full journey distance to and from Biddulph Moor (around trip of 4km) would necessarily be by narrow, mainly unlit roads with no pavements. Out of necessity future occupiers of the dwelling would be discouraged from walking or cycling to access services or public transport opportunities, particularly during hours of darkness and/or in poor weather conditions, and inevitably there would be unavoidable reliance on private vehicles for access to services and facilities. The proposal is thus found contrary to SMDC Local Plan Policies

SS2, SS10, DC1, H1 and T1 and to the NPPF.

2. The outward design appearance of this new-build development does not conform with the Staffordshire Moorlands rural building tradition for a dwelling as exemplified for example in the Council's adopted Design Guide Supplementary Planning Document (2018) which places an emphasis on respecting traditional built forms. Whilst a timber exterior wall finish can be

considered preferable to a profiled sheet metal finish it is still not a typical or characteristic material for a dwelling or the Staffordshire Moorlands building tradition and the overall design and materials, which would still include a grey metal roof finish and prominent modern large form glazing, is at odds with the established and predominant characteristic of the area for rural dwellings. Publicly the development would be seen prominently from the nearby Top Road. The development is thus found contrary to policies DC1 and DC3 of the Staffordshire Moorlands Local plan, the adopted Staffordshire Moorlands Design Guide SPD and to the National Planning Policy Framework in particular section 12 with its emphasis on achieving well-designed places.

3. Staffordshire Moorlands Local Plan Policy SS10 supports only development for which there is an essential locational need in the countryside. Notwithstanding that the Council is currently unable to meet Government housing supply targets the adverse impacts of the proposal in terms of sustainable travel and in terms of design and its impacts on the character and appearance of the area would significantly and demonstrably outweigh the benefit of a single additional dwelling when assessed against the policies in the Framework taken as a whole. Therefore, the presumption in favour of sustainable development is not met and the proposal is also for this reason found contrary to SMDC Local Plan Policies SS2, SS10, DC1, DC3, H1 and T1 and to the NPPF.

I sustain my objection on the following grounds:

1. Residential development in the open countryside is not supported by policy or need
2. Overdevelopment of the site is indicated due to the small area of external amenity
3. Safe access on to Top Road has not been demonstrated as the development will increase residential traffic to the site.
4. No evidenced safe vision splay for egress as Top Road is National Speed Limit at that point.
5. It can't readily be identified if the proposals meet the technical minimum housing standards for a 4 person 2 bed single storey residential unit from the on screen images

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