

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 30 January 2024 11:58:54

Application Reference No. : SMD/2023/0523

Site Address: Land At Rownall Farm Rownall Road Wetley Rocks Staffordshire ST9 0BT

Comments by: MrPrivate freehold resident

From:

Rownall Ridge (formerly Rownall Hall)
Rownall Road
Wetley Rocks
Stoke on Trent
Staffs
ST9 0BT

Phone:

Email:

Submission: Objection

Comments:

Without Prejudice - Revised Neighbour Letter 21 Days - App ref SMD/2023/0523

When I read these highly technical detailed reports supporting this application, I first look to see who commissioned them and who paid for the page after page of minutiae detail, designed to convince the reader of their credibility. In reality, lay-people and Councillors in all probability, skip to the end of these lengthy expensive reports and read the conclusions only, which ;surprise surprise; always supports the applicants' objectives.

This series of existing and new reports serve as an excellent example of the applicant's intention to stimulate ;psychological embracement;.

I;m sure you all accept that.

;He who pays the piper gets to choose the tune;?

Look at just a few reports submitted with this application demonstrating this strategy:

The agricultural report - suggests that the soil quality is incapable of supporting good fertile growth. My already submitted Photograph No 1 show to the contrary, this entire 170-acre area which was used highly satisfactorily for many years for growing wheat year after year, until Rownall Solar Farm Ltd was registered in 2019 after which, the fields lay purposefully, neglected.

The transport access report ; suggests that HGV vehicles can easily access the intended entry point into this proposed Solar Farm. In reality Rownall Road is a highly dangerous now heavily used ;rabbit run; for daily commuters and commercial traders and JCM Estates HGV;s, heading to Cellarhead and major routes south,

including Stanton buses some 62 seaters from Park Lane Endon and endless mammoth sized farm tractors and milk tankers. The report mentions the presence of passing places along Rownall Road which is in itself an admission that most of its length from the junction with Mill Lane to the proposed development entrance is SINGLE TRACK. Furthermore, the 500yd stretch between its junction with Mill Lane to the double recessed entrance at Rownall Stables and Rownall Ridge has no passing places but does curve round a series of highly dangerous blind bends. In this section oncoming traffic frequently has to reverse into my entrance drive to pass. Reference my already submitted photo no 3.

Historical heritage impact report, just because all grade two listed properties fall outside this proposed site curtilage of only a few feet, doesn't mean there is no physical impact. Local specialist estate agents consider that the nearest very close properties are likely to be rendered unsalable in the immediate future until the outcome of this application is decided and the development built after which valuations of all properties within ½ mile of this Solar Farm are likely to reduce by up to 50%.

My conclusion- disregard all technical reports not produced by an independent public authority?! Sincerely
Ian Podmore.

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