

From:
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 09 April 2024 08:28:06

Application Reference No. : SMD/2024/0019

Site Address: Land at Newfields Farm Rownall Road Wetley Rocks Staffordshire ST9 0BS Stoke On Trent

Comments by: Mark Shadforth

From:

Armshead Road
Werrington
Stoke on Trent

Phone:

Email:

Submission: Objection

Comments: I am disappointed to be late commenting on this application. The consultation statement associated with the scheme indicated my property was within the distribution area for consultation leaflets (as highlighted in Appendix 1); unfortunately I did not receive the leaflet (as presented in Appendix 2). I became aware of this proposed scheme very recently.

Unfortunately I must state an objection to the proposal.

This is one of the most recent of a number of similar proposals in close proximity; I believe the cumulative impact will be detrimental to the rural area in which it is planned.

In my opinion, the loss of agricultural land, disruption to trees, hedges and their dependent fauna will be significant. The proposed development is in close proximity to the highly popular SSSI at Wetley Moor Common. The development would harm the greenbelt and have potential long term adverse impact on local wildlife. The proposed development would threaten green space at a time that its benefit to our health is being valued. Potential damage to tourism when our rural economy is facing significant challenges is disappointing.

There is a significant possibility of negative impact of the construction project on local transport infrastructure. This would apply when local resources appear particularly stretched. It would be a great pity if a small number of local, influential landowners capitalised and persuaded the planning committee to approve this, the most recent of such a significant number of schemes.

Finally, having chosen to live with a degree of rural isolation I am concerned the potential cumulative visual and acoustic impact of this scheme may prevent my enjoyment of my home. If the value of my home was diminished by this and other similar schemes, I would give serious consideration to relocating. Future purchasers may capitalise on the situation and consider applying for permission to develop the greenbelt plot in which my home is built. I would be concerned it may be increasingly difficult for the local authority to raise a cogent objection to any development if the proposed scheme has been approved.

While it is disappointing not to have had opportunity to express my opinion during the consultation process, I hope my delayed representation is received in time to be considered.

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