

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 12 May 2024 19:58:02

Application Reference No. : SMD/2024/0019

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

Comments by: Helen Bridgett

From:

Cheadle Road
Wetley Rocks
Leek

Phone:

Email:

Submission: Objection

Comments:

Objection to SMD/2024/0019

My reasons for objection are drawn from the NPPF and from Staffordshire Moorlands Local Plan - Adopted 2020. As follows, the application does not correspond with the following:

National Planning Policy Framework - section 15, paragraph 174 Conserving and enhancing the natural environment.

It is recognised by leading environmental organisations that development of this kind should be first and foremost on brownfield

land. Recycling brownfield sites is the most sustainable option and is especially suitable for developments of an industrial nature such as this. NPPF section 15 para 174(b) states that 'planning decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside and

the wider benefits from natural capital and ecosystem services'.

Staffordshire Moorlands Local Plan - Adopted 2020

6.63 The development of renewable energy sources will also often be in rural areas but such development will almost always have an environmental cost as well as benefits. Such proposals must be weighed against the continuing commitment to protect the environment. The scale and design of such schemes will therefore be of paramount importance and should accord with Policy SD 2.

6.67 The Green Belt serves a number of purposes which are derived from Government policy in the NPPF and the former Staffordshire Structure Plan. The Green Belt keeps land open and free from development over a long period, which extends beyond the plan period, in order to give assurance that its boundaries will endure. National policy on Green Belts is set out in the NPPF and will apply to the whole of the Green Belt. The Green Belt Review assessed the Green Belt in the District against the five purposes of the Green Belt. The Green Belt boundary (as revised) is identified on the Policies Maps.

6. Maintain the Green Belt within Staffordshire Moorlands. Strict control will continue to be exercised over inappropriate development within the Green Belt allowing only for exceptions as defined by Government policy.

The Churnet Valley is claimed to be protected. The western boundary of the Churnet Valley Master Plan runs north/south along Rownall Road from its junction with Mill Lane. Everything east of Rownall Road falls within the so called extra protected Churnet Valley Master Plan.

Other Rural Areas Strategy

Policy SS 10

Other Rural Areas Strategy

The other rural areas comprise the countryside and the green belt outside of the development boundaries of the towns and larger villages and the open countryside surrounding the smaller villages.

These areas will provide only for development which has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. The Council and its partners will achieve this through the following actions:

3. Enhance and conserve the quality of the countryside by: Ensuring renewable energy schemes are of an appropriate scale, type and location.

The cumulative effect of multiple applications upon this area appears to be of no consequence to the planners, and the people who live here will suffer intolerable consequences. In the case of fire it is recognised that the emergency services have difficulty in dealing with BESS installations. Public consultation? Who what where? Did it even happen?

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