

[REDACTED]

Sent: 13 November 2025 16:19
To: Planning Comments (SMDC)
Subject: Re SMD/2025/0440

[REDACTED]

May I first draw your attention to the fact that this proposed development is adjacent to Mayfield House Rownall Road, NOT Wayfield House.

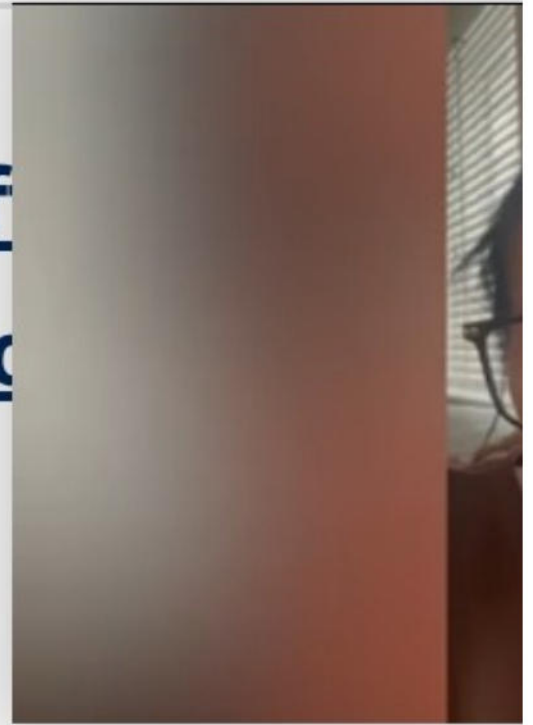
- Supplied information states that there are no trees in immediate proximity. There are several very tall trees including pines, on the boundary between Mayfield House and proposed plots 7, 8 & 9, though these some trees are shown on the site plan.
- A major concern is the speed of traffic along the main Rownall Road. Once past the housing estate it is currently National speed (60mph) and alot of traffic do do this and more. There are no traffic calming measures on what is a long straight road.
- A footpath being created so as to afford residents a safe passage along the length of the plot" is a token gesture when there is no footpath along the entire length of Rownall Road.
- This last point leads me onto the fact that the nearest primary school, Wetley Rocks, is not safely walkable and therefore there will be increased traffic from those families with children attending there. Any developments should be closer to village amenities.
- I draw your attention to a recent Staffordshire planning application (please see attached, ignoring photo of lady). This proposed site is the exact opposite of that but it will be the thin end of the wedge when it comes to infill in future years.
- Originally a quarry, the land was filled in as a refuse tip so goodness knows what lies buried there (stability?) When the Freeholders of Cheddleton owned the land, it was planted with trees, with walkways, fenced with a gate and the public/parishioners had access and many people walked their dogs there. Many of the trees reached maturity but once the land was sold they were cut down. The land has purposely been allowed to become "low grade" through lack of maintenance.
- A pumping station is to be provided on-site. Where is the waste and waste water to be pumped to? There is no mains drainage. Properties in the vicinity have their own septic tanks. Plot 7 will be close to the tank at Mayfield House.
- Re the BESS facility near the sub station, tests have shown that there will be a continuous increased noise of 20db affecting Mayfield House and Hillcrest, so one supposes that it will affect these proposed properties too.
- Perhaps a stipulation of planning should be that the same materials are uniformly used for boundary walls so as to avoid the higgledy giggled affect of looking out on a selection of brick, wooden panels, hedging and whatever else might be considered appropriate.

Mrs Angela Cowie
Mayfield House,
Rownall Road
Werrington

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Michael Askew, speaking for t
told the committee that the s
of 'low grade' agricultural land
suitable for grazing.

