

Jack Pepper

From: planningcomments@staffsmoorlands.gov.uk
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To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories: Jack

Application Reference No. : SMD/2025/0440 Site Address: Land adjacent to Wayfield House Rownall Road
Werrington Staffordshire ST9 0JB Comments by: Wendy Johnson
From:

Station Road
Cheddleton
Leek

Phone:
Email: wljchedd@gmail.com
Submission: Neither

Comments: Due to ownership and direct familiar connection to planning councillor, this application should not be delegated and be heard at committee.

The land was owned by the Cautionary Lands charities and there is uncertainty how the land became owned by the current owner. According to local research, the land was sold to Cheddleton Parish Council for dog walking.

Historical investigation shows the land was quarried by Highways to raise the height of the A52 when constructed. This left an extraordinary deep hole which was filled by Cheadle Rural District Council with household waste. In addition, the local Slaughterhouse added animal waste into the hole.

Public Health and Safety: Land contamination poses risks to future occupants' health due to potential hazardous materials, ground gases (like methane), or pollution of controlled waters. The local planning authority has a duty to ensure that a site is suitable for its new use, especially for housing, and that it does not pose an unacceptable risk.

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