

[REDACTED]

From: Angela Cowie <[REDACTED]>
Sent: 19 November 2025 16:58
To: Planning Comments (SMDC)
Subject: SMD/2025/0440

Categories: [REDACTED]

Points for consideration re this proposed development:-

- In view of your recent approval for a BESS in close proximity, this development and it's future residents (as many as 30-40) would also be affected by noise (already tested) and the effects of any possible future failings eg fire/toxic smoke and fumes.
- Defining this land as grey belt is going against what the original greenbelt was set up to do ie prevent urban sprawl and the amalgamation of two villages. Any developments for Wetley Rocks should be concentrated around the school, village hall, public house etc, new pavements created, better streetlighting provided, more amenities considered in the planning to breath life into the community, without developing out-lying random plots.
- There are no pavements along Rownall Road and Mill Lane to Wetley Rocks, making this unwalkable to the local school and creating more traffic (each property could have at least 2 cars) on an already busy and fast (60mph national speed) road.
- No mains drainage. Where is the proposed pumping station to pump the waste to?
- This parcel of land is in all probability full of toxic waste, chemicals, asbestos, pottery etc. from when the quarry was infilled. This information has been known about by past landowners living nearby. It should be returned to what the previous landowner created - mature woodland.

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