

[REDACTED]

From: planningcomments@staffs Moorlands.gov.uk
Sent: 22 April 2026 08:52
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

[REDACTED]

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

From:
HILLCREST
ROWNALL ROAD
WERRINGTON
STOKE ON TRENT
STAFFORDSHIRE
ST9 0JB

Phone:

Email: [REDACTED]

Submission: Objection

Comments:

I am writing to formally object to the above planning application for the construction of nine self build dwellings on green belt land directly opposite my property at [your address].

My family has lived at this location for over 50 years, during which time the land opposite has remained undeveloped green belt countryside. The proposed development would represent a fundamental and irreversible change to the character of the area and would cause disruption and harm to both residents and the wider community.

Green Belt Policy and Inappropriate Development

The site is designated green belt land, and the proposed construction of nine dwellings constitutes inappropriate development that would significantly harm the openness, character, and purpose of the green belt. This proposal appears to be wholly contrary to both national and local planning policy, and no very special circumstances have been demonstrated to justify such a substantial development.

Impact on Residential Amenity

My property lies only a few feet from the proposed development site, separated solely by a narrow lane. As such, the development would have a severe and unacceptable impact on my residential amenity, including:

- ⌘ Noise disturbance from both construction works and permanent residential use
- ⌘ Increased traffic generation, including construction vehicles and daily household traffic
- ⌘ Light pollution from street lighting, security lights, vehicles, and dwellings

These impacts would destroy the quiet rural setting which has existed for decades and would significantly diminish my quality of life.

Public Footpath and Community Use

The lane separating my property from the proposed site is a public footpath that is regularly used by for walking and exercising their dogs. The proposed development would negatively affect the safety, enjoyment, and rural character of this public right of way through increased traffic, noise, and loss of open green space. This footpath is a valued community asset contributing to health, wellbeing, and recreation.

Highway and Safety Concerns

The introduction of vehicle movements associated with nine dwellings onto narrow rural lanes and near a public footpath raises serious concerns regarding pedestrian safety, particularly for children, elderly residents, and dog walkers.

Previous Planning Restrictions and Inconsistency

[REDACTED]

[REDACTED]

Dangerous Precedent

Approval of this proposal would set an unacceptable precedent for further residential development on green belt land in this area, leading to gradual erosion of countryside protections that residents have relied upon for decades.

Conclusion

For the reasons outlined above, I respectfully request that this application be refused. The proposal fails to protect the green belt, harms residential amenities, threatens public safety and community assets, and conflicts with previous planning decisions in the immediate area.

Thank you for considering my objection.

I ask that it be fully considered when determining this application.

Yours faithfully,

Karon Halliday

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