

[REDACTED]

From: planningcomments@staffsmoorlands.gov.uk
Sent: 27 April 2026 14:09
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

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Application Reference No. : SMD/2026/0165 Site Address: LAND TO THE SOUTH OF Mill Lane Wetley Rocks
Staffordshire Comments by: Rosie Piggott

From:
Old Fox Brewery
Mill Lane
Mill Lane
Wetley Rocks, Stoke-On-Trent
Staffordshire
ST9 0BN

[REDACTED]

Submission: Objection

Comments: I strongly object to this application for several reasons.

1. The land is greenbelt and for as long as I can remember has been used for agricultural purposes. The character of this land is distinctly rural and the introduction of residential housing on this land would change the landscape forever. Once built on, this land cannot be recovered.
2. The meadow is adjacent to a waterway and provides much needed habitat for wildlife. Has an ecological survey been carried out?
3. It is on a bend and access in and out of the land would be hazardous for motorists travelling on Mill Lane.
4. Mill Lane is a narrow country lane that is already under significant pressure particularly during school drop off and pick up times. A large number of taxis travel twice daily up to Cicely Houghton School which is sited nearby in addition to the local primary school St John's further up the lane. The addition of 1-4 new dwellings would generate additional vehicle movements at an already congested pinch point. We will soon have another 5-10 vehicles living on Mill Lane with the already approved 5 houses being built further north on Mill Lane. The lane is not of a suitable width or standard to safely accommodate increased traffic.
5. I only received the postal communication 3 days ago and there is still no yellow sign visible regarding this application on or near the meadow.

For the reasons set out above, I respectfully request that this application be refused.

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