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Sent: 13 May 2026 11:46
To: Planning Comments (SMDC)
Subject: Application number: SMD/2026/0165

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Before commenting on the application, I wish to express my dissatisfaction with the attempt to view the full details. The system refused access to what should be fully and freely available complete information about the application.

As to the application itself, in my opinion, as a former Planning Portfolio Cabinet Member, it fails on a number of accounts.

As far as I am aware, the land falls within the Green Belt, which precludes any development which does not have any special circumstances.

It is situated in an open field at the end of previously established dispersed housing, so cannot therefore be considered as infill.

One of the major tenets of the Green Belt regulations is that development should not be allowed if it can be considered to contribute to 'urban sprawl', which this development certainly does.

A previous Housing Survey concluded that the Affordable Housing element in Wetley Rocks was satisfied. The proposed housing, presumably, would not classify as affordable.

Any housing development on green land must have a detrimental impact on climate change as there is a double pollution factor, a) on the loss of the environmental benefits of the pasture, and b) the subsequent pollution from emissions from the buildings.

In light of the above I therefore strongly recommend refusal of this application.