From: planningcomments@staffsmoorlands.gov.uk
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access
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Application Reference No. : SMD/2018/0174
Site Address: Land At Cheddleton Park Avenue Cheddleton Staffordshire
Comments by: Martin Walklate & Kim Gunn
From:
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Cheddleton Park Avenue
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Submission: Objection
Comments:

I read with interest the planning application placed by Mr R Goodwin via Moorlands Homes Cheadle on 13th April 2018. Mr Goodwin¿s architect seeks to assure the SMD council that this 8(10) dwelling development will have ¿no significant demonstrable harm¿ for Cheddleton Park Avenue or its residents, I would disagree!

Access:

Many of us including our children use this site (the field) to access the public right of way leading to main road for our village primary school and public transport etc. Access to this pathway (although not a formal one) is not on the outlying plans hence the public footpath will not be accessible from the top of the avenue. This field has been accessed by many families for more than 20 years and if not accessible would mean that many more families will deliver their children to the school by car rather than walk them to school. This (Hollow Lane) area of the village is already chaotic and dangerous, at school drop off and pick up, the area is choked with cars and more will add to the danger.

Along the back garden boundaries of the majority of the properties on the left of the avenue are two parallel fences which belong to the properties. There is no indication that the owners will have access to their boundary fences which will result in them being unable to maintain those fences and keep the trees in safe order.

The building site entrance, (if planning is approved) will be difficult to access as currently, and legally, cars are parked at the road side and access to the field by large heavy vehicles will be almost impossible.

Highway disturbance:

The only vehicular access to Cheddleton Park Avenue is via Basford Bridge Lane, a heavily used and in places a narrow road already used as a ¿rat run¿ from Station Road to the Ashcombe Park Cricket Club roundabout. The road is currently in a state of disrepair and 12 months of heavy construction vehicles, builders and contractors vehicles will further damage our roads. There will be an increased danger to our small children playing in the avenue from more traffic as there are no amenities for child play in the near vicinity and children do play in the road. Speeding vehicles in the avenue already are causing concern; given that we could potentially have 20 more vehicles from this development passing all 84 current residencies gives more cause for concern. A further issue in relation to more housing on Cheddleton Park Avenue is access for ¿blue light¿ vehicles, ambulances, police and fire services already have to navigate what at times is a virtual car park to get to attend. Currently our refuse lorries have to reverse up the avenue to be able to access the bins after the last cul de sac as there is not enough space to reverse the lorries, they will have to reverse further as the intention would appear to be to move the ¿turning circle¿-which incidentally is already too small to enable lorries to ¿turn ¿ to the end of the development.

¿Enhancement of social, economic and environmental benefits¿

In terms of this development ¿enhancing social, economic and environmental benefits¿ I fail to see how 8(10) luxury dwellings which do not in any way lend themselves to supporting or benefiting young local families just starting out, (who would be most unlikely to be in a position to purchase such a dwelling) enhances anything at all. The application alludes to the dwellings being ¿within walking and cycling distance to numerous facilities¿. The numerous facilities I am assuming must be the single convenience store, bargain booze, chip shop, vet and dental practice? As one of the largest villages in the country these developers who seek to benefit from building in our village do not in any way contribute to the infra structure which we need to support these new homes. I am aware and understand the issue of providing much needed homes and the SMD commitment to do this but considering the numerous properties built over the past recent years without any focus on new schools, healthcare facilities and retail outlets in the village, investment by these developers into what is needed to support the new dwellings would be a start.

Cheddleton Park Avenue and our village cannot sustain more and more development 8(10) new dwellings could be the key to 80 or more!

We absolutely oppose this planning application.

Martin Walklate & Kim Gunn

73 Cheddleton Park Avenue