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To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
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Application Reference No. : SMD/2021/0610 Site Address: Land East Of Froghall Road Cheadle Staffordshire
Comments by: William Gaunt Woodier

From:

Breeson House,
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Submission: Objection

Comments: Comments should address planning issues. SMDC was given a target figure for new houses in Cheadle by a central government agency. I believe that SMDC should challenge this target as it does not give sufficient weight to local circumstances. NB A successful challenge has been made elsewhere so there is a precedent for this. Cheadle does not have the infrastructure to support this development when added to other developments already underway. Roads, Medical, dental services & schools are foremost in Cheadle's deficiencies.

Regarding this application specifically. Access to & from Froghall Road anywhere from the proposed site would make an already dangerous stretch of road, even more dangerous.

Drainage & flooding. The pastureland which will be destroyed should this development go ahead acts as a giant sponge & uses watercourses created over many years to drain water off those fields. Replacing the pastureland with concrete, tarmac etc will destroy those natural watercourses, as will the use of heavy plant equipment during the construction phase. No amount of man-made drainage will be as efficient as that which currently exists. Living where I do, I am concerned as to where the water will go ?

Wildlife ? We are fortunate on Hammersley Hayes Road to have regular visits from Hedgehogs & a wide selection of wild birds. What provision is there to protect this wildlife ? Since my friend at Broad Hayes farm has secured a 99mtr Stand-off from his farm. Then surely, we residents on the two affected roads should be afforded similar protection. This could be in the form of a suitably planted Wildlife Corridor thus protecting both Wildlife & an element of our privacy. On the matter of privacy, as the land from the rear of Hammersley Hayes Road rises, steps need to be taken to guarantee our not being overlooked.

The plan suggests expanding the present Play area situated beyond the houses on Hammersley Hayes Road. Strict conditions were attached to the granting of permission for this & since the reasons for those restrictions still exist, then this should be left as is.

The developer lays a great deal of emphasis on providing a living in the countryside feel to the proposed development, not mentioning the fact that it would remove that same feeling from the residents of the two affected roads. It was for that living in the countryside feeling that we chose to buy our properties, many like myself for our retirement years.

Very recently the Prime Minister announced a major shift in planning thinking in that the emphasis must shift from Greenfield sites such as in this proposal, to Brown Field sites, of which there are several within the SMDC area.

W Woodier

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