
From: planningcomments@staffs Moorlands.gov.uk
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To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2021/0610 Site Address: Land East Of Froghall Road Cheadle Staffordshire
Comments by: Martin Chadwick

From:
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Hammersley Hayes Road
Cheadle
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Submission: Objection

Comments: Access on foot will be enabled between the new estates below Broad Hayes Mobile Home Park and the estate proposed in this application. The attraction of an enhanced children's play ground will encourage this access. The playground received only limited permission - including a requirement that no equipment be erected. This was to preserve the quiet nature of this part of Hammersley Hayes. The Mobile Home Park is run, in effect, for older and retired people, who value quiet enjoyment of the locality. This planning proposal has a detrimental effect.

Despite the massive under provision of new housing by SMDC, this site is outside the Development Boundary. The land has the semi-formal feel of parkland on the edge of a suburban area. This will be lost if development goes ahead.

Access to the site is dangerous, over the brow of a hill. Towards Cheadle, Froghall Road narrows such that there is often room only for a one way flow of traffic due to parked cars. This estate will add to the problems of congestion and delay.

The applicant estimates an increase in the region of £6m to the local economy. This is a suspect over estimate, as, once travelling by car, residents of this new estate would be as likely to head for Stoke, Leek, down the A50, as to drive into the congested centre of Cheadle with its limited facilities.

The indicative masterplan shows an extensive landscape buffer between Broad Hayes Farm and the estate, but no buffer whatsoever between existing houses along Froghall Road and Hammersley Hayes Road and the estate. This lack will be detrimental to the movement of wildlife and to the quality of life of current residents.

The application mentions bus stops, but does not mention that the bus service has been reduced to once an hour on the main service, 32, and that it does not run at all in the evening.

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