
From: Planning Comments (SMDC)
Subject: FW: SMD/2021/0610 Land East of Froghall Grove

From:
Sent: 10 October 2021 21:39
To: Planning (SMDC) <Planning@staffs Moorlands.gov.uk>
Subject: SMD/2021/0610 Land East of Froghall Grove

Dear Sir/Madam

Mr P Buxton, Mrs D Greene
Sunny Mead,
Hammersley Hayes Road,
Cheadle,
ST10 2DW

Reasons for Objecting against the planning of 228 dwellings on Land East of Froghall Grove,

FLOODING

1. There is already an ingress of surface water in our Gardens from the field in mention when it rains.
2. Building on the field will seal off the surface that soaks up majority of the rain water and cause the surface water (Rain) to run naturally down bank to our property which will flood our homes and destroying our property inside and out.
3. Flooding is becoming a more common occurrence with global warming and costs the UK around £2.2 Billion each year.
4. I am a civil engineer with 30 years' experience, no design will stop the surface water (Rain) from running down into our properties destroying our belongings and properties.
5. The open field with no restrictions of a sealed surface does not take the rainwater now, it soaks into its capacity then runs off the surface into our Gardens.
6. I'm sure the developer will propose a design for flooding which will look like it works on Paper, but I can be 100% certain it will not. I have had Past experience of many developments that have caused flooding.
7. Building on the field in mention will as be good as guarantee flooding to our properties which will cause them to decrease in value to £0.00 as they will be unsalable so working hard all our lives to retire in homes stress free will be for nothing. The worry and stress of flooding every year to our properties would certainly be a contribution to ill health and an early cause Death.

WILDLIFE

There is a various range of wildlife in the field, building on the field in mention would kill a lot of them off and if a small percentage were to survive it would drive them away.

1. Hedgehogs.
2. Rabbits.
3. Voles.
4. Newts.
5. Bats.
6. Various range of Birds.
7. Possibly others.

POLUTION

The UK is leading the way in Pollution, adding another 228 houses with the potential of 456 cars in an area that already struggles to cope with traffic on the roads is driving the pollution levels to a high, destroying the surrounding areas, Environment and a danger to people's Health.

CONGESTION

Cheadle is already a grid lock town when it comes to vehicles, causing great difficulty to get through with long waiting times. More traffic will:

1. Causing High levels of Pollution.
2. Loosing the attraction of outsiders coming into Cheadle.
3. Impact on our already struggling Town.
4. Adding to the Traffic that goes through the town when people are traveling to Alton Towers.
5. Could drive companies out of Cheadle due to the congestion, raising running costs for the companies and reducing employment.
6. There is not enough employment in Cheadle so commuters would have to travel out of Cheadle to get to work, causing high levels of congestion, pollution and making the roads of Cheadle dangerous for school kids and others.

DANGEROUS ROAD

Froghall road, Cheadle is a very fast road of cars and everyday commuting vehicles with slow moving Agricultural vehicles this creates a lot of over taking, adding another potentially 456 cars will create a very dangerous road with what could have a high level of fatal consequences.

EMERGENCY SERVICES

Already Struggling to get through a grid locked town, putting a risk on people's lives.

1. More House, More Traffic to roads that already struggle.
2. More Traffic causing more congestion.
3. More Congestion stops emergency services getting to the needed at a quick response as possible.
4. Longer waiting time for emergency services due to congestion will put people's lives at risk.
5. Emergency Services that can't get through a traffic congested town is a failure to the system.
6. Persons who work for the Emergency Service are very kind and thoughtful people and join the profession to help. Congestion will put pressure on these heart filled people to get to their emergency.
7. Emergency Services coming to a congested town to get stuck in traffic would put them out of service for longer than required, putting more of a strain on a service that is already struggling to cope.

PUBLIC SERVICES

Doctors and Dentistry Services are already overcrowded.

1. Already difficult to get an appointment when needed would be impossible.
2. Not being able to get an appointment at the doctors pushes people to an already bursting A+E Department and NHS.
3. People who can't get to the A+E Department puts more strain on the ambulance service that would get stuck in a congested town, putting more lives at risk.
4. Schools are already overcrowded, reducing the quality of education.
5. More intake of Pupils will affect the full potential of education of our children.
6. The Children of today are our Future of Tomorrow.
7. A poor education brings a poor future.

ROADS AND SEWERS

1. More impact on the structure of our already deteriorating roads.
2. Deteriorating roads causing more potholes.
3. More potholes are more of a risk to cyclists and public.

4. More potholes are more cost to public money.
5. Existing sewers struggling to cope.
6. Overflowing of sewers causes a spread of diseases.
7. Spread of diseases is a risk to life.
8. Spread of diseases causes ill health.

LANDOWNER

From the plans shown the owner of the farm is quite clearly protecting their own property from flooding and pollution with a 99m protected distance away from there property before any building is to start. It is only right if the planning were to be granted that our properties would have the same.

Reducing the number of Properties, flooding, cars, pollution, impact on the roads, surrounding areas and environment. Protecting the Wildlife that are already living and using the Field.

POLITE SUGGESTION

1. As per the proposed plan. Parcel 2A, 2B Part of 2C and 2D to be either left untouched or planted with trees to the distance of 99m from any boundary to help with Flooding, Pollution and Wildlife.
2. Plans to be put in place to stop congestion in the town.
3. A new health centre Hub to be built for more G.Ps, Dentists and Medical Services
4. A new School for the education and future of our Children who are our Future.
5. All the above to be at the cost of the developer and not public Monies.

Kind Regards,

Paul Buxton

Director

