

Our Ref: CPC/CSBU/2022/006

SMDC Planning Department
Leek

29th March 2022

RE: Planning Application Ref SMD/2021/0491

The Parish Council are somewhat concerned with this application and the previous applications as follows.
SMD/2016/0811 - Outline planning application with some matters reserved (except access) for a residential development of up to 40 houses (resubmission of SMD/2016/0200

SMD/2016/0200 - Outline planning application for residential development of up to 49 houses with all matters reserved except for access.

The applicants process of application and commitment appears to be exceptionally piecemeal and non-committal. Their responses to the statutory consultees are very poor and lacking in detail if not nonexistent. The ignorance of attention to dealing with surface water runoff in an area that suffers considerably from an inadequate surface water drainage system that is already over capacity. The ignorance of any detail on the affect an increased population and corresponding travel requirements will have on the infrastructure of an already over developed village.

The suggestion that any increase in education provision will affect only Cheadle primary is incorrect this development would in fact impact both Greatwood Primary and St Thomas Catholic schools. The inadequate study of the impact on the existing environment regarding both flora and fauna. The reduction of agricultural and green space provision within a village environment. The inclusion of a cul-de-sac with no dwellings and no apparent destination raises concern that the applicant is considering further development of the site at a future date which will greatly increase the impact.

Yours sincerely

Siân Morgan-Owen
Parish Clerk
On behalf of Checkley Parish Council