

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 18 December 2022 20:14:02

Application Reference No. : SMD/2022/0592 Site Address: Land At Oakamoor Road Cheadle Staffordshire
Comments by: Damion Snow

From:
8
Rudyard Way
Cheadle
Cheadle

Phone:
Email:
Submission: Objection
Comments: I Object to the application for the following reasons

Traffic.

The area for the junction onto Oakamoor rd has had multiple accidents over the years even if speed limits were lowered would do nothing to the risk of another.

Oakmoor rd is already overloaded from traffic during the summer months due to Alton Towers where regularly we see queueing traffic backing up as far as Hales Hall Rd, and to say 53 houses will only give 28 journeys morning and afternoon is a joke. Cheadle has not got regular bus service to get people into the city and not enough jobs locally if use walking. The main mode of transport will be a car and most houses on there will have on average 2 cars so another 100+ cars trying to use Oakamoor rd. This scene is replicated all over new build sites as I visit during my work.

Application

The application to build on this field has come for planning before when Mrs Bolton owned it and I believe for fewer houses too. It was rejected then and so should be for a 2nd time, especially that since the rejection the council undertook its own suitability survey and declared the land as grade C, only for 30 houses (not 53) and that concern was for the pond and pool (SBI) due to the topography of the land.

Since then, another survey has been done when the dam wall looked insecure and identified that a spring / aquifer rises up under the field and feeds the small pool to the east edge. I doubt the security of this can be guaranteed and if contaminated or disturbed would be catastrophic to the pool ecosystem. Proof of Cheadle's springs and water issues are already been seen further down on the old JCB site.

Due to grade C this field was not put in the masterplan for land to be built on when it was showcased to the town several years ago, as I noted the field opposite to the south was in the plan.

Sustainability

Cheadle cannot continue with this level of needless house building, we are already seeing houses on the new build sites in the town still up for sale or coming back onto sale with no occupiers. This is backed up by the fact sec 106 monies haven't been released yet to the community due to occupation of the properties haven't hit

trigger levels.

I will add also that the schools in the actual town are oversubscribed although the outlying primaries could take more pupils that would require more vehicular traffic in the town.

Not enough Dr's, NHS Dentists etc. Not to mention another 4.2 acres of useable agricultural grassland will be lost forever.

Regards Damion

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