

“Windy End”,
Rakeway Road,
Cheadle,
Stoke-on-Trent,
Staffordshire.
ST101RA.

Tel: Mob:
05-06-2023

Dear Sirs,

I wish to lodge objections to Planning Application SMD/2023/0116 and SMD/2023/0117 for the construction of houses and access road onto farmland off Rakeway Road.

I wish to draw attention to the height of the buildings in the proposed development. The houses will stand on elevated ground and be 8m tall which will make them tower over and be most out of place with the adjacent bungalows and houses as well as the Farmstead, which I understand has been considered “of Historic interest” (Heritage Gateway Monument UID: MST 21346). I was unable to locate amongst the filed documents a “Street Scene Site Elevation” which would illustrate just how the proposed new builds would be so much taller and out of Aspect to the adjacent properties.

Studying the plans, I notice the layout of the hedgerow shown on them is incorrect. Looking very closely reveals a reference to the ancient well that is in the hedgerow. The plans show this well will be (presumably) filled in and tarmacked over to facilitate the entrance roadway in from Rakeway Road. The well appears on maps dating back to early 1800s and in any case stands on land attached to the Public highway and is not owned by the owners of the proposed development land, so rendering it not theirs to alter at all. The fence and hedges around the well make this plainly obvious at any Site inspection. Also, a 5m length of the very old and well-established hedgerow will be removed to create the proposed access from Rakeway Road onto the proposed development. This hedgerow is mentioned in the Environmental study and should not be disturbed.

Further on the proposed Site, the field is well maintained and still currently worked farmland – a superb example of a flower meadow – and is the very definition of a Greenfield Site. The Farmer, sadly deceased, kept the land completely organic, never using any chemicals or treatments of any kind. Weed control was him and a scythe and good husbandry. Surely such land should be so maintained? I am personally unaware of any attempt to sell the land on to any other farming enterprise, surprising considering Cheadle is regarded as a Rural Town.

In previous comments via the SMDC website I have also mentioned the land drains laid underneath the whole field about 1 to 1.5m down in the early 1900s. It is most important these are not disturbed. I have personally observed water pouring out of one of these so it is obvious they still operate to great effect.

The provision of parking at each of the proposed properties uses “tandem” parking. Whilst it might be anecdotal, this layout usually proves inconvenient to the householders and causes them to find other parking locations. The only available land nearby for parking is the rough area opposite the Farmstead. I envisage multiple vehicles using this inappropriate area which is unofficial and created historically by tractors turning and large lorries being left overnight. It was at one time grassed with a footpath as per the rest of the side of Rakeway Road.

I also see that an application to develop this land SMD/1981/0318 was refused in 1981. Sadly I cannot access any more detail via the website.