
From:
Sent: 26 June 2023 13:51
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 John Chadwick

From:
10
Hammersley Hayes Road
Hammersley Hayes
Cheadle
Staffordshire
ST10 2DW

Submission: Objection

Comments: Despite the underprovision of new housing by SMDC, this site is outside the Development Boundary. The land has the pleasant semi-formal feel of parkland on the edge of a suburban area, which will be lost if this development goes ahead.

The applicant estimates an increase of £6m to the local economy in an attempt to justify an unnecessary estate of houses. This is a dubious figure, given that most residents would travel by car and, once in their car would be as likely to head outside the Moorlands as to drive into the congested centre of Cheadle.

New car journeys would NOT be accommodated on the local highway network with minimal impact (as the Transport Assessment claims. Close to its junction with Leek Road, Froghall Road is usually limited to one lane (ie traffic in one direction only) by the cars parked partly on the road and partly on the pavement. The developers show that they plan no measures to alleviate this severe congestion.

The Transport Technical Note is out of date. The main bus service along Froghall Road has been cut to one bus every two hours, with no service after early evening and no service at all on Saturday and Sunday. Commuting to work would be technically possible, but risky and inconvenient - unlikely to be attempted by residents.

The developers claim that the site is sustainably located within walking distance of a range of services and amenities. This is wrong - the site is on the very edge of town beyond the distance at which a resident might choose to walk into the centre except, perhaps, for occasional leisure activity.

The residents of Broad Hayes Mobile Homes Park moved here on the understanding that the homes are for people aged over 50. This is a residential location intended for retired people or those nearing retirement, who value quiet

enjoyment of the locality. A large, enhanced playground on Hammersley Hayes Road would not be conducive to this quiet enjoyment. Not only would it attract children from the new estate, but also from the developing estates planned to sweep up around the Park and to have footpaths linking to the playground. The playground will have a detrimental effect on residents who already have to put up with children shouting and swearing on the existing playground.

Large development should only be permitted where the utility, transport and community infrastructure necessary to serve it is either available or will be made available by the time it is needed. Cheadle does not yet have that infrastructure and experience suggests that it will not have been provided by the time an estate is built. This has not happened with other local estates and is unlikely to happen here.

Planning officers should recommend refusal and members should decide to refuse permission for this development.

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