
From: Sheila Dicken
Sent: 06 July 2023 15:52
To: Planning (SMDC)
Subject: REF: SMD/2021/0610

Categories:

Reference to the above application, we object to the proposed development.

Firstly the proposed site does not come within the Cheadle Town planning boundary, and initially the land was not considered suitable for development within the adopted SMDC Local Plan. Also within the Local Plan, for Cheadle (and /or Kingsley Parish), it seems an unnecessary development, as the number of new dwellings planned exceed the plan's requirement.

There is currently inadequate road infrastructure in place, the ongoing developments near Donkey Lane & Churchill Road, are adding to the levels of local & through traffic, the proposed development would significantly add to the problem.

Road safety is a very serious issue, the proposed access off Froghall Road onto the development presents a serious risk, as the traffic approaching from Kingsley Holt will be unsighted until shortly before the junction.

Also for some people the speed limit going into or out of Cheadle does not exist, which currently causes concern, will be magnified by the proposed access.

The road width within the development needs to be considered, as they are often too narrow, people do not have enough off road parking and are forced to park in the road, or on the pavement, creating access issues for the emergency services, and safety issues for pedestrians, an example of this is The Pottery Gardens development.

"Wheel washing" before leaving site, mentioned on the this proposal and the ongoing developments near Donkey Lane & Churchill Road, currently this does not appear to have been adhered to, mud on the road could cause accidents and road sweeping at the end of the day is not sufficient.

In regard to Cheadle Town Infrastructure, or rather, the lack of existing infrastructure, in particular schools and medical facilities, these will be further exasperated by an additional 228 homes, in addition to those currently being built. Previous developments have promised new schools, additional medical facilities, all those promises broken.

Environmentally, the rain water which currently drains naturally, will this be going into the sewerage system?

Regards,
Sheila Dicken & Alan Watts
160A, Froghall Road,
Cheadle,
ST10 2DN

Application Reference No. : SMD/2021/0610 Site Address: Land East Of Froghall Road Cheadle Staffordshire
Comments by: Sheila Dicken
From:

160A,
Froghall Road Cheadle
Stoke on Trent

Phone:

Email:

Submission: Neither

Comments: We object to the proposed 228 New Dwellings development on land the east of Froghall Road, Cheadle, due to the unsuitable location in regard to road and town infrastructure.

There is currently inadequate road infrastructure in place, the proposed development would significantly add to the problem. In particular Hammersley Hayes Road, with the linkage to the adjoining development, and also the proposed access off Froghall Road onto the development presents a serious road safety risk.

Rerence to the above application, site address:Land East of Froghall Road, Cheadle, Staffordshire, we object to the proposed development, the main reasons being:-
