

From: [Planning Comments \(SMDC\)](#)
To: Comment Received from Public Access
Subject: 22 August 2023 13:45:17
Date:

Application Reference No. : SMD/2022/0592
Site Address: Land At Oakamoor Road Cheadle Staffordshire
Comments by: Damion Snow
From:
8
Rudayrd Way
Cheadle
Cheadle

Phone:
Email:
Submission: Objection
Comments: I object to the planning proposal for the following reasons:

Building over mine shafts and their exclusion area - The main access to this estate is over a mine shafts exclusion area thus if any issues will block the entry / exit to the whole estate

Not enough parking bays for houses being built - The computer model for spaces needed is wrong for Cheadle, Turners pasture (Cheadle) is one of many examples where more cars per household are being required than calculated.

Road network already at a strain - Oakamoor road / Queen Street already backs up from normal use in the evenings due to local resident parking and now people parking as close to the 2 takeaways by the roundabout that;s without the extra seasonal traffic that Alton towers gives the town. This development for 58 houses will probably have 90-100 cars coming off the new estate. Public transport is a joke as finishes before 7pm so don;t think people are going to be using that instead.

Building a new pool - All good and well to capture the runoff that will come from the non-permeable surfaces but to build next to existing houses is an insult. What about possible insurance implications due to extra flooding risk from a blocked drain or freak weather events on the nearby houses.

Drains - Does the council need reminding that water doesn;t flow uphill (persimmon houses Donkey Lane) The house plots close to the rear of 4&6 Rudyard way will have to be raised to get the water to flow to the main drain UP the field and I doubt will be built to their initial spec. The councils own building report on the field identifies this as a problem hence it is graded as C class land.

House type - The houses planned are not in keeping with the surrounding area, Although the council needs so many affordable houses building, of which many are still unsold on other building areas in the town. The prospect of matchbox-built houses surrounding the area of larger 4/5 bed detached houses and some spacious detached bungalows in an exclusive part of the town is also insulting due to the devaluation of our own homes, again not all of the new houses being built around the town are getting sold.

Wildlife - The field is currently a home or a stop off for many forms of wildlife from migratory birds that use the lake and this field adjacent to foxes and even newts that have been found in gardens of Rudyard way (Photos have been taken of these events) to have a narrow wildlife corridor at one edge of the field for them is

just wrong as they should have run of the whole field. This field is also being used for farming and is not some grubbed up piece of green waste land so it is also contributing to carbon capture with the grass that's grown and cut 2-3 times a year. (Yes it goes for cattle feed but better than it being transported in, the same amount of animals that would still be reared on less available land)

Lake- Large construction so close to an area like this will impact upon it massively from all the noise, vibrations and dust pollution it will cause, we could feel the houses shake from all of the work going on at the old JCB site lower down the road, incidentally I think did make good use of a brownfield site. Probably the best use for this land with it being classed a grade C would be a solar farm that also allows sheep etc to use the land at the same time. HV electric cabling was routed round through Rudyard way the other year for the JCB site so not too far to connect up.

View - Although you have supposedly no right to a view, The thought of opening curtains to houses not in keeping with the surroundings and the fact they will probably be built higher than planned or their drains wouldn't work send us numb, the sun does rise from that direction for us so for the first part of the morning they will restrict the direct light we receive.

This application is demonstrating sheer greed with no consideration for the whole of the town or its close by residents, Cheadle does not need any more houses being built until its whole infrastructure is updated. You can run as many reports as you want that say otherwise to back your plan but simply from a resident's point of view Cheadle centre now has oversubscribed Schools, Doctors, Dentists, Roads along with lack of quality shops (i.e., not takeaways, barbers, charity shops) causing residents to travel out of town and this will only get worse from the houses being built that have plans already approved. I guess the reaction is travel outside to get the services, oh wait, even more cars on our old cart track roads.

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