

From: [Planning Comments \(SMDC\)](#)
To: Comment Received from Public Access
Subject: 29 August 2023 15:15:43
Date:

Application Reference No. : SMD/2022/0592
Site Address: Land At Oakamoor Road Cheadle Staffordshire
Comments by: Mr and Mrs S Palmer
From:
45
Oakamoor Road
Cheadle
Cheadle
Staffordshire

Phone:
Email:
Submission: Objection
Comments: We strongly object to the proposed development.

It feels fundamentally wrong to build houses on this area of meadow that borders the Hales Hall nature reserve.

We feel that it will damage the health and wellbeing of the local and wider Cheadle Community who use the area to relax and unwind in this lovely tranquil setting.

The site is outside the development boundary and planning permission has been refused previously for substantially fewer houses. Surely it is the responsibility of the Council to "protect designated Heritage assets and their settings" as set out in the Planning Policy.

The building work will have a huge detrimental impact on wildlife including nesting and migratory birds, bats, amphibians and foxes due to loss of habitat. The construction site will cause substantial noise pollution, disruption and potential pollution of the pond.

Ancient Trees and hedgerows are at risk of being damaged. This is a significant Cheadle Heritage site. Why have the wider Cheadle community not been consulted?

The development will leave us with no privacy, a line of six houses will look directly into the back of our property and garden. A second line of houses will look directly at the front garden and side of the property.

To add insult to injury the attenuation basin will be situated right next to the side of our house. We are hugely concerned that this will cause damage to our property and result in flooding during wet periods.

These factors will decrease the value of our property and make it difficult to sell if we are forced to move.

The Oakamoor Road is very busy during holiday periods particularly when Alton Towers is open.

There have been several accidents over the years and numerous near misses.

The access to the proposed estate will make this worse with speeding traffic showing no due care passing the entrance.

The roads in Cheadle are already gridlocked at peak times, backing down Queen St onto the Oakamoor Road. As the traffic survey was conducted in October we do not feel that it is a true reflection of the volume or speed

of traffic in the summer months.

We are concerned that the provision for parking on the proposed development is not adequate and will result in people parking inappropriately.

The towns infrastructure does not support increased housing and this proposed development was not on the Local Plan.

The Doctors, Dentists and Schools are over subscribed. Local shops are not at a premium meaning that people have to use their cars to travel to larger towns. Newbuild housing on other developments such as Cicely Mills stand empty.

We can see no value in turning this much loved area of green space into a concrete jungle to benefit no one but the developers.

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