

## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

**Appeal Reference: APP/B3438/W/24/3340461**

#### DETAILS OF THE CASE

Appeal Reference APP/B3438/W/24/3340461

Appeal By MULLER PROPERTY GROUP

Site Address  
Land at Oakamoor Road  
Cheadle  
Staffordshire  
ST10 1SS  
Grid Ref Easting: 401793  
Grid Ref Northing: 343736

#### SENDER DETAILS

Name MRS LORRAINE NEW

Address  
32 Bala Grove, Cheadle, Stoke-on-Trent, UK  
Cheadle  
Stoke-on-Trent  
Staffordshire  
ST10 1SY

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence

☐ Other

## YOUR COMMENTS ON THE CASE

I am writing to formally OBJECT to the above-referenced planning application appeal.

### Grounds for Objection:

President has already been set by the refusal of the planning application SMD/1983/0517. This should be taken into account in any decisions being made to this appeal.

The need to safeguard valuable resources such as good farmland, of which, this is good farm land and utilised as such every year without fail.

### Impact on Local Character:

The proposed development is not in keeping with the character of the surrounding area. Hales Hall which is in the vicinity of this planning application, is a grade 2 listed building. This planning application backs onto Hales hall lake which is indicated on the Staffordshire moorland planning portal as a 'Nature Conservation Site'. Any building work in this area will surely damage not only in the short term while building works are being carried out, but long term impact for wildlife that inhabits the area.

### Traffic and Parking Issues:

The development will exacerbate existing traffic congestion and parking problems in the area.

Queen Street is the main route for Alton Towers traffic.

The small mini roundabout is a pinch point for traffic already as parked cars along Queen Street already cause a hazard as parking continues even during the parking restrictions which should be adhered to.

The speed at which traffic flows along past the proposed section for this housing area is already dangerously high and accidents WILL happen.

Parking is a problem in Cheadle for householders. Does the parking allocation allow for a minimum of 2 cars per household, or 4 cars when you think of 2 parents and 2 children of driving age??

### Environmental Concerns:

The construction and operation of this development will have detrimental effects on the local environment. Again, this development is next to a Nature Conservation Site. Destroying the wildlife habitat of the area. Cecily Brook is a 1.25km nature reserve following Cecily Brook in Cheadle which is situated in the centre of Cheadle the nature reserve surrounds a 1.25km stretch of Cecily Brook, home to water voles & wild flower meadows.

Cecilly Brook is one of the most important sites for water voles in Staffordshire.

Ancient flower rich meadows occur at edge of the brook near Thorley Drive. Mature hawthorn and blackthorn hedges surround the fields with dog rose, elder and hazel. Ivy and honeysuckle provide rich nectar sources for insects.

### Location

The site can be accessed via the valley walk footpath from Ullswater Drive, Oakamoor Road, Ashbourne Road and Rakeway Road. Other footpaths from Bittern Lane, Dale Close, Maple Close, Cedar Close and through Thorley Drive Playing Fields.

As you can see, there will surely be an impact to this important site.

### Overdevelopment:

The scale and density of the proposed development are excessive for the site and the local area.

Strains on the local infrastructure are already being felt by the housing developments already happening in Cheadle. Cheadle is known a small town. Whilst bringing footfall to the town to boost trade, Cheadle cannot keep growing without improved road systems, increased provisions to our

schools in the area. Doctors are already under pressure from the community we already have. Overcrowding is a huge possibility for our small town.

**Impact on Residential Amenity:**

The proposed development will negatively impact the quality of life for nearby residents. Increased noise levels for the duration of the building works and for the years after. The residents around this party of Cheadle enjoy the peace and tranquility of being at the edge of Cheadle to the peak District.

What impact will this housing development have on the camp site at Hales Hall? Hales hall are working hard on deleting their business, restoring a Grade 2 listed building? What business will they lose from poor reviews due to noise levels of building works? Who wants to go on holiday and have building work sounds so very close....not me!

**Insufficient Local Infrastructure:**

The existing local infrastructure is inadequate to support the proposed development. Lack of school places for seven more housing. Please consider ALL the housing applications in progress and the impact collectively and not just this application as a single application.

Public transport is lacking from close to the proposed housing to get people anywhere.

Please also consider Cheadle has a one way traffic system around the high street, as a local resident I have witnessed many times that one set of traffic lights, or one badly parked lorry unloading at the local pub, one ambulance dealing with an emergency grinds the whole of Cheadle to a standstill. Has the traffic reports considered these instances?

**Conclusion:**

Given the reasons outlined above, I strongly urge you to reject this planning application again like Staffordshire Moorlands council already has. The proposed development is not in the best interest of the community and would significantly undermine the quality of life for current and future residents.

Thank you for considering my objections. I trust that you will give due weight to the concerns raised by local residents in their determination of this appeal once again.

Yours faithfully,

Lorraine New