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**From:**  
**Sent:** 30 June 2024 17:40  
**To:**  
**Subject:** Application Number SMD/2024/0256 - Mr John Worrall Land Adjacent to 83 Town End Cheadle

Dear Sirs,

With reference to the above application, we would like to make the following comments and to state our objection to the application. We are a neighbour living at Bank House, Majors Barn, Cheadle, ST10 PY and our property backs directly onto the land where the development is proposed.

Firstly, it is to be noted that the bottom boundary hedge marked on the plans is actually our hedge and is to remain in place indefinitely, as at some point in the future we may wish to remove our recently installed board fence once we no longer have young child and family pets.

Our comments and reasons for the objections are as follows;

1. The access for the proposed site is from the very busy A521 and even though the road is restricted to 30mph from the bottom of Boundary bank and continues through Cheadle town, many vehicles do not adhere to this limit. The proposed access is located just up from and opposite from Dilhorne Road and slightly above a bad bend in the road on a bank. Many vehicles travel in excess of 30mph on this stretch of road in particular and since living at our current address we have been witness to many near misses and actual accidents on this stretch. One vehicle actually crashed into the current site access of this land and police were called late one evening within the last 3 years. Allowing an access at this point is a real worry for all users of the A521 and potential dwelling owners safety.

2. We can see that the applicant is already aware that there is a safety issue of the proposed access and therefore is trying to mitigate this risk by including the minimum 43m visibility splay for a 30mph road. However as stated above, vehicles using this road are exceeding the 30mph and therefore we feel the splay is still insufficient for the actual speed vehicles go on this road and the location being just up from the bad bend in the road.

3. The visibility splay drawn on the proposal is also not all within the proposal site and some is utilising the land of 83 Town End. We have concerns how this visibility splay will be maintained to the required standards in the future to ensure that safety of all road users. The splay is next to a large, high embankment which has vegetation growing in it.

4. The application is for 4 x detached 4 bedroom dwellings and according to the application, there is a significant shortfall in the supply of housing in the local area. This may be the case, however we believe we are not in shortfall of 4 bedroom dwellings in Cheadle because as at 30.06.24, there are currently 58 x 4 bedroom plus dwellings available for sale in Cheadle- according to Rightmove. Some of these have been for sale for over 12 months. What we believe is actually required in Cheadle is 2-3 bedroom bungalows which will enable the residents who have lived in Cheadle most of their lives, to stay in the area when they reach later life or wish to down size. If we are not careful, we are going to be in a town full of large houses that are stood empty because people can not afford them or are too large for their requirements.

5. The proposed layout of the dwellings is also a concern to ourselves for several reasons. Firstly, they are not in line with the rest of the street which mostly run in a row with large gardens. Two of the dwellings are proposed in close proximity of our boundary. One of these dwellings in particular, even though it may meet the requirements of policy guidelines will have a major impact on our privacy. Currently trees marked T4, T5 and T6 help significantly with our privacy and if these are allowed to be felled, it would without a doubt be detrimental to our privacy. This proposed dwelling will face straight into our garden, our kitchen, our conservatory- that we use as a lounge and our two children's bedrooms. Since living at our current address, we have spent thousands of pounds planting many trees and large shrubs of which many are now over 10ft high, however they will still not provide us with the same privacy we now have- even with 10 years more grown on them.

6. On the illustrative house type, it appears that the master bedroom has a large glass window with a potential balcony planned. Again, this would have a massive invasion of our privacy from the dwelling located near our boundary as it would be facing straight into our garden and house windows. No amount of careful planting would ever be able to compensate for this. If this style of dwelling is allowed, it will seriously devalue our own property and potentially the properties on Ash Tree Hill that face that way.

7. The proposed development land rises steadily above our land and property, which in theory- unless the land is to be dug down considerably, will mean that the dwellings will be set even higher looking down on our property. This impacts our privacy further.

8. Additionally, if the trees are allowed to be felled and planning is granted, this will further impact us with being lower, as the water from the land will not be used by the very large trees and will run into our land. Our garden already has several large established trees including a Willow, however the lawn/garden is always very green all year round and can already be too wet to walk on after periods of prolonged rain. Allowing the development would turn our garden into a complete bog if the trees do not remain and the drainage is not considered / done properly. This again will devalue our property.

9. Even though the land is just outside Green belt land (literally the A521 road between greenbelt and the proposed development site), we do believe the development will have a detrimental impact on the environment. The land which is the same as ours has several large trees, large spaces of vegetation and hedgerows for wildlife. We regularly have an array of wildlife that visits both our land and the proposed development land including partridges, hedgehogs, foxes, bats, many species of birds, squirrels, rabbits etc. If the planning is granted, this will destroy the wildlife habitats. The applicant has stated to allow a swatch of land to try and mitigate the loss of the development, however the simple fact is 4 proposed large dwellings, with road access and parking spaces- will have a massive impact on the environment on this land and will not be compensated by a small section of land with a couple of new small trees.

10. Cheadle has already seen approval granted for several dwellings in recent years, however no investment has been made into the infrastructure of Cheadle to match the increasing population. There are 2 dentists that are full, 3 doctors with long waiting times, a leisure centre that needs an upgrade and the high street has lost all of its major shops. The 3 primary schools and 2 high schools are reaching full capacity and the roads are insufficient for the heavy traffic that uses them. Allowing this proposal will just further add to this problem for all residents of Cheadle.

We hope that you consider all the comments we have made above before making a decision on this proposal. Additionally, we would like to invite you to come to our property and see the impacts of the proposed development from our property- if this will help you understand any of the points we have made above.

If you wish to discuss any of the comments we have made further, please do not hesitate to contact us.  
Yours faithfully

Mr and Mrs Heath

Bank House

Majors Barn

Stoke on Trent

Staffs

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