

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 23 November 2024 15:58:16

Application Reference No. : SMD/2024/0400

Site Address: Playing Fields Holt Lane Kingsley Staffordshire ST10 2BA Stoke On Trent

Comments by: David Daniels

From:

18
Haste Hill Avenue
Kingsley
Stoke on Trent
Staffordshire
ST10 2BB

Submission: Objection

Comments: Last time there was building work carried out, on the old car park to the football pitch, there was extensive flooding to the main road and mine and my neighbours gardens- can you confirm this will not happen again and what will be done to replace the natural drainage that the football pitch provides at the moment.

Why is there further development required when , although not yet passed but it is inevitable, there will be a large development of 200+ properties, on Froghall Road, Cheadle, within 2 miles of this development.

There are already problems in Cheadle with houses having been built too high, so there is no doubt that the section 106 on this development (over 55s) will only be enforced for the minimum period before application to remove it- can you confirm how long it will be enforced for, as the lack of action on the too high houses seems to indicate builders can do what they like.

At the moment the area is a meadow that provides an area for wildlife, birds and bats, and for people to walk their dogs away from the traffic. As mentioned previously why are we removing green areas, denying wildlife their natural habitat and a rich feeding area for the animals, birds and bats, when another very large development is proposed nearby.

The proposed plans indicate houses either side and therefore can you confirm that the road is not the first stage in a further development, meaning the Staffordshire Way, which has to be moved for this development, will once again be compromised?

The planning applications claims the village has bus links and local amenities but that is untrue as a once every 2 hours bus service (inconsistent), only during the week and not at weekends, and 1 shop means that there will be more vehicles travelling into and out of the village- totally against global warming and with the section 106 regarding over 55s it will possibly mean that family members may have to transport elderly relatives who cannot rely on the extremely inconsistent bus service.

In short it appears that building houses in a village, draining the scant resources, on an area with a natural wildlife habitat, is a ticky box exercise that the builder has failed to realise the effect their development will have on the village- it has obviously been composed by someone with no knowledge of the bus service, the location, the drainage and the lack of resources in the village.

I therefore believe this application should be reviewed taking into account all of the points I have raised and at the very least, composed realistically and honestly, but still be rejected, on the grounds that the application is not realistic and fails to take into account the effect it will have on wildlife, birds, bats, local [lack of] resources, the environment, and the increase in vehicle activity.

I realise that you cannot respond directly to every objection, however I do believe that the points I have raised are relevant and justify an objection and refusal to this application.

Should you wish to contact me you have my details

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.staffs Moorlands.gov.uk/YourData>
