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To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
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Application Reference No. : SMD/2022/0612

Site Address: Woodhead Hall Cherry Lane Cheadle Staffordshire ST10 4QS Stoke On Trent

Comments by: Derek Williamson

From:

Lockwood House
Cherry Lane, Cheadle
Cheadle
STOKE-ON-TRENT
Staffordshire
ST10 4QS

Submission: Objection

Comments: To the members of the planning committee

I would like to, once again, register some serious concerns regarding this proposed development. I have lived on Cherry Lane and Lockwood Road for the past 23 years, and as a person born and bred in Cheadle, feel that I am more than qualified to comment on this proposed development.

This development can be summed up in three ways, it is simply, a most unsuitable development in a totally inappropriate location, built on a totally inadequate site..

1/ Access. I see that the entrance to this "Village" is to be from Lockwood Road. Lockwood Road is a narrow, poorly maintained and in places, a single track road. It has numerous blind bends, it has no pavements, it has no street lighting and at certain parts of the day, very busy. A new development of this size will only add to the traffic flow on this road. The Highways agency have already on two occasions recommended refusal for this development on these grounds. I see no reason why their opinion should change because of the slight alterations to these plans.

2/ Location and site. Woodhead hall is a grade 2 listed building, built in the countryside 2.3 miles from the center of Cheadle. This is a far from ideal location for such a development. On studying the plans, this development offers very little in the way of facilities normally associated with such a business. Retirement Villages should be built in suitable surroundings, offering residents local services and amenities close by. They often offer to the residents, a shop, a restaurant, a bar, a library, a gym, a swimming pool, landscaped gardens for exercise. Facilities that make living for elderly residents easier to live in one area without the need to travel. This development offers none of the above. What does this development offer? a small cafe, Big deal !!

This development is a series of buildings "she horned" into a tiny inadequate site that offers very little. It offers one tiny outside space that is north facing and behind a three story building, this will get very little sunlight, if any! Let's be perfectly honest about this, this development is not a "Village" A village by its very name, suggests a community with local services and amenities. This development could be described as "sheltered housing" at best, a retirement village it most certainly is not! This is a development designed and intended to maximise the commercial value of the site and offers very little for the needs and comforts of its residents.

Because this development offers no amenities, the residents would have to travel to food shop, to visit the hairdressers, the dentist, the doctors. In fact every basic thing they are going to need; they, or someone is going to have to travel to satisfy these needs. This is only going to add more traffic onto Lockwood Road. To live on this site, a car, a taxi, or a delivery vehicle will not be a convenience, it will be a necessity.

3/ Heritage.

In one of the statements accompanying this planning application, it states that when the coach house was rented to the Kier Group, this company had 82 people employees on this site and that 23 heavy lorries and 14 box vans used it most days. It is making out that this was a busy industrial site. This is a total fabrication. At most the site had 20 employees, no haulage lorries and around six visits of vans per day. This was basically a very quiet enterprise.

This document goes on to say that this development , because of the lie of the land, it allows the landscape to absorb the building and it will not be obvious to the casual observer. Utter nonsense, how on earth does a three sided , three storied building containing 24 apartments, offices, car parks and ancillary rooms not be remotely obvious ? It will stick out like a sore thumb , its footprint is over three times the size of the hall itself. Its sheer size and scale will dominate not only this small site but the whole area.

In conclusion this document states that this development "will cause little or no harm to the heritage asset" I honestly cannot see how this huge building, some three times the size of the hall itself, will not have an impact, sitting less than 50 meters from a grade 2 listed building.

Woodhead hall as been an important part of Cheadle's history and architectural heritage for over 150 years. It has served as a family home, a school, and during the war and subsequent years, an important part of this nations defense as a listing station for GCHQ. This important Cheadle asset needs its historical importance and legacy to be protected for future generations of local people to enjoy and admire. Not to be enveloped and absorbed into some commercial venture and lost forever.

The previous plans for this "Village" received an unanimous vote for refusal from the members of Cheadle Town Council, I see no changes in this most recent proposal why these plans will not receive the same answer.

I respectfully urge the Planning Committee to refuse this application.

Yours sincerely,

Derek Williamson

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