

[REDACTED]

Sent: 11 March 2026 08:43
To: Planning Comments (SMDC)
[REDACTED]
Subject: Development Objection - Application Number: SMD/2025/0528
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[REDACTED] written objection to the planning application assigned Application Number SMD/2025/0528. The reasons for said objection are summarised as follows:

- The current site plan (2041-JMA-ZZ-00-DR-A-0101 P01 Existing Site Plan) indicates the site is built on land associated with the property.
- An unresolved, active land dispute between the housing association and tenant
- Irreparable harm and safety concerns to the wildlife and local residents - caused by building works, excess noise, pollution and hazards

Note - point 1 (The current site plan (2041...) contains indirect reference to the property in question and a land dispute that will be raised to Your Housing Group directly. Whilst it would be pertinent to consider this as part of the dispute process, this information should ideally not be published in the public domain. I also kindly request that all personal details (e.g. name, address, email addresses etc.) be redacted from view, in-line with the relevant data privacy laws.

NB. The above is for introductory purposes only, and should not be made public please.

The current site plan (2041-JMA-ZZ-00-DR-A-0101 P01 Existing Site Plan) indicates the boundary line will be encroached

On review of the aforementioned application to submit a challenge to the plans, 2041-JMA-ZZ-00-DR-A-0101 P01 Existing Site Plan was identified (attachment one for reference). Upon review, a vertical black line is observed, which signifies a panelled fence erected by a former elderly occupant, who opted to reduce the property's open space of their own volition for health purposes - as confirmed by the former occupiers. With this in mind and in contradiction to the Land Registry extract which Your Housing Group shared with the tenant, it's evident this fence is now being incorrectly used as the boundary of the property and therefore, significantly reduces the amount of garden space available to the property.

Since moving into the dwelling in March 2025, several Your Housing Group members of staff and contractors have attended the property (on a couple of instances unannounced - a breach of the Right to Quiet Enjoyment term of the tenancy agreement), all remarking on the land associated with the property - with one contractor expressing surprise at the amount of land the property benefitted from and another indicating the property's right to the land. On multiple occasions whilst visiting the property, Your Housing Group officer stated any land could be reclaimed if the tenant wished - by virtue of the fence only being temporary and for a former resident. These conversations are now being whitewashed and apparently did not take place, despite occurring more than once.

On other instances, it was stated it may have been owned by either the Council or local Fire Station (located in front of the property) - who the tenant was requested to contact herself. On querying with both parties, it was confirmed that neither owned the land and as per Land Registry extract previously supplied, is now known to belong to the property in question.

Between raising an initial grievance to Your Housing Group on 09/05/2025 until present, numerous attempts to resolve this matter have been made via email and telephone conversations, remaining ongoing almost 12 months

later. It's evident through either lack of information sharing or lack of responses entirely that said grievances have not and are not being taken seriously, whilst plans to progress this application continue and without discussion with the tenant. Furthermore, at no point have Your Housing Group contacted the tenant directly to discuss either the land dispute OR plans to build on the land itself; her first knowledge was the letter from the Council indicating that plans had been submitted - a generic letter that was passed to all locals in the immediate area. Given the property's association to the land, it's felt this is a blatant lack of professionalism that needs addressing.

Whilst this active land dispute remains unresolved (which there's been no correspondence to suggest otherwise) and continues to be addressed with Your Housing Group, it's strongly hoped development proceedings will be halted whilst this be investigated diligently for wrongdoing on their part.

Irreparable harm to the wildlife and residents within this area

Having resided in the property for almost one year, it's become evident the grounds of the old care home are inhabited by various forms of wildlife; hedgehogs, foxes and owls, in addition to numerous bats being present during the warmer months. Furthermore, this area benefits from the flora that's grown over time, and is now being used by birds (e.g. crows and magpies) to create nests in preparation for nesting season, nests clearly visible from the ground.

To disrupt an ecosystem that's been allowed to thrive for numerous years would cause unnecessary and irreparable harm to the local wildlife, who've freely used this area for many years - this confirmed by fellow residents who've resided nearby for a number of years. Destroying said land would drive these animals away, leading to places of unfamiliarity and potential harm as a result of being relocated, which only leads to further decline in certain species that require protection. There are also clear question marks over the land being associated with marshland and potential flooding - of which flooding has already been addressed in this application (see [Consultation Response SCC Flood Risk Officer](#)). The risks to new residents purchasing houses in this area would do irreparable damage to their livelihoods, their families and ultimately their financial investments and futures.

Additional to this and from talking to various members of the community, it's evident the planned works are a concern for the residents of Cheadle. The majority express concerns with the safety of these large-scale building works, and the dangers this may pose on the elderly and youth population which inhabits the town. The vicinity does not benefit from wide roads and as set out in another Public Comment, cars are already obstructing the area which already poses its challenges - this being without a building site and its associated workforce & equipment being present. Further to this, a number of locals in the area are concerned with overcrowding and are contemplating leaving the area as a direct result of the proposed works disrupting their standard of living, a key wildlife area being destroyed and the lack of transparency - especially given a similar project failed previously.

This is clearly a huge problem for the residents of Cheadle and does little to strengthen its historical standard as a tourist attraction in both Pugin's Gem and the nearby Alton Towers; attractions that garner significant tourism opportunities due to their longstanding religious, architectural and cultural significances. Building works will reduce footfall into the area, and may cause irreparable harm to the local businesses who operate in the area - a number of which are independent and rely on the local community and tourism to thrive.

To conclude - the tenant strongly opposes the development for the land associated with her property, and implores upon the Council to thoroughly investigate the matters laid out; in the interests of the local community's continued growth and spirit. [REDACTED]
[REDACTED]

Your time to investigate this matter is appreciated in advance, and please do not hesitate to contact.

Please confirm receipt of this objection at your earliest convenience and I look forward to discussing this matter further.

Kind regards,

Robbie S.