

[REDACTED]

Sent: 23 March 2026 12:16
To: Planning Comments (SMDC)
Subject: Fw: Member Notification Letter - App ref SMD/2025/0528
Attachments: E_825506.DOC

[REDACTED] [REDACTED]

Dear Officers,

I would like to raise a holding objection to this development in its current form. Although I support the development of the former care home site and the proposed creation of 18 social rent homes in principle, there are several objections, that I agree with, from other consultees that need resolving before I could fully support the application and remove my objection.

1. The drainage strategy is not sufficient to address the concerns of the SCC Flood Risk Officer. A further assessment and plans to address surface water run off via a Sustainable Urban Drainage System (SUDS) should be included.
2. SCC Highways Team have objected to the current plans; the plans should be satisfactorily amended to address the concerns.
3. It is not clear if there is sufficient access and turning space for SMDC waste vehicle and space for bins to be presented without causing obstructions to pedestrians.
4. A local resident has raised concerns over the boundary between the site and No 1 Fire Houses. I have asked to meet the resident to understand the concerns further however the true boundary between these two land parcels is not currently clear and should not be brought forward to the PAC until addressed.
5. The tree survey provided by the developer is not suitable and sufficient for the arborist Consulted to determine the impact. A full survey should be carried out and submitted by the developer showing the impact to the existing trees on the site.
6. At the time of my email there is no response from Staffordshire Wildlife Trust published. I would like to see these responses before reviewing my support for the application. A local resident has also observed bats in the area and an assessment should be carried out by the developer.

Please can I also make a request in relation to S106 contributions. The SMDC Parks & Leisure response details S106 monies that should be payable by the developer in relation to Cheadle Recreation grounds on Leek Road and Churchill Road. Please can an appropriate amount of the S106 money be ringfenced for these parks (that are leased and managed by Cheadle Town Council) and the money provided to them by SMDC for investment and maintenance of these recreation grounds?

I will send a further response either in support of or in objection to the application once the above points have been addressed, prior to the PAC meeting.

Many thanks
Cllr Mike Haines
Cheadle South East Ward - Staffordshire Moorlands District Council

From: Planning (SMDC) <Planning@staffsmoorlands.gov.uk>
Sent: Thursday, February 5, 2026 1:18:05 PM

Subject: Member Notification Letter - App ref SMD/2025/0528

Please find attached document

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