

Mr D. & Mrs J. Amos
Millers View
26th June 2026

Objection to Application: SMD/2026/0188

Location: Land at Augustus Way, Cheadle

Proposal: Full planning application for residential development including public open space, landscaping and associated infrastructure works

We are objecting to this application on the following grounds:

1) Surface Water Drainage

On the plan, it is intended that the surface water will be collected in an attenuation pool before flowing into an 'un-named tributary to Cecilly Brook', along which water ceased to flow approximately ten years ago. Seventeen years ago, this ditch was cleared, helped by the support of local councillors, following the persistent flooding of areas of Millers View after periods of heavy rain. Since that time, the maintenance of the ditch has been non-existent and it is now virtually invisible once again, being completely overgrown and full of silt.

If this so called un-named tributary were to be used for surface water drainage, the ditch would need to be reinstated and most probably increased in capacity to cope with the demands of the proposed development. In addition, a robust, fully financed maintenance package would need to be approved and in place, to prevent the flooding of both public highway and private driveways in Millers View in the future. This issue would only become apparent by actually surveying the un-named tributary in situ, rather than a planner simply drawing blue lines on a map of an area with which they are clearly not familiar.

2) Proposal for Extending the Sewerage System

In an earlier related application for a smaller development (SMD/2020/0502), a pumped system was proposed on the plan which would join with the existing sewerage system serving Augustus Way. This was recommended as the preferred option, since a gravity fed system joining with the sewerage pipe in Millers View would pass through the land of three private properties located on a private drive. However, on the current plan for a much larger development, the gravity fed system across private land to Millers View is now proposed.

We have been advised that this route could only be taken with the agreement of the landowners themselves, who have not been approached to this date. The proposal would involve excavating established gardens with mature shrubs, mixed native hedging and fruit trees which have been developed over the last thirty years, not to mention a private shared drive. It seems to be quite an assumption that private land owners would be willing to agree to this, particularly when there is an alternative route which would greatly reduce the necessity to pass through private property. This route would simply involve running the sewerage system alongside the overgrown ditch which, as previously mentioned, would need to be reinstated in any case. The sewer could then join Millers View lower down only passing through a small section of private land and avoiding major disruption to private property. It would also be far more accessible for maintenance issues arising in the future.

3) Ecological Implications

The hedgerow which runs alongside the un-named tributary and borders Millers View is a haven of biodiversity. During this summer, hedge sparrows, house sparrows, wrens, robins, blue tits, blackbirds, starlings, crows, magpies, pigeons and a woodpecker have all been observed to have had a successful breeding season. Goldfinches, long-tailed tits and great tits are regular visitors. All this at a time when the RSPB have expressed concerns about a reduction in the numbers of garden birds. There is a very large mature oak in the middle of this hedge which is a popular habitat for squirrels, the roots of which are quite likely to extend under the proposed area for a sewerage pipe. It is not uncommon for owls to be heard at night and bats are frequently seen circling the tree at dusk. In addition, there is a thriving local hedgehog community which has been in existence for many years and which is well evidenced on residents' night cameras. It is also a location which has been used to release hedgehogs from the local rescue centre. If these plans were to be approved, the regrading of the ditch and the extensive excavation required to install the sewerage system would inevitably have a devastating impact on the ecology of the area.