

Burnett, James

From: Linda Marrow | [REDACTED]
Sent: Monday, January 12, 2015 3:41 PM
To: Planning (SMDC)
Cc: Locker Ronald (CLLR); helen@cheadletowncouncil.com; garybentley.dev@hotmail.com
Subject: FOR THE ATTENTION OF RACHAEL SIMPKIN PLANNING REF: SMD/2014/0797
Attachments: Land off The Green-SMDC.docx

I'm attaching a letter of objection from the Brookhouse Residents Group in respect of the planning application SMD/2014/0797 for land of the Green Cheadle.

The Group objected to the previous application and is doing so again because it would appear the none of the key issues appear to have been addressed by this second application.

The Group is not against a development in this site but feel the current proposed development is still too dense. Traffic safety remains a concern as does the very great risk of flooding and sewerage over capacity.

There is the potential for considerable harm to local wildlife and habitat.

Planning Dept.
Staffordshire Moorlands District Council

31 December 2014

Planning Application – SMD/2014/0797

Dear Sirs,

I'm writing on behalf of the Brookhouse Residents Group to express the group's objection to the above planning application. The Residents Group objected to the previous application relating to this development (13/00896/OUT_MJ-) and it would appear that this new application is in no way greatly different to the previous one which was refused.

Our key objections are outlined below.

First of all the Group would like to emphasise that we are not anti-development, however we believe this proposed development is not at all suitable for the Brookhouse area for a number of reasons.

The density and type of houses

Although this application is for slightly fewer houses the site area is reduced and therefore the density remains the same.

There is still a total lack of variation in housing type. A mixed development would be more economically viable.

There has been no attempt to blend the development with the existing housing type adjacent to the site. The existing bungalows will be overlooked by two storey housing and a block of flats is totally out of keeping with the neighbouring properties.

Traffic

No improvements have been made to the road network since the previous application, extra traffic will still be coming on to the main road which is a very busy road. This will lead to traffic joining just below the garage entrance and exit, making a poor visibility spot, with Brookhouse Way nearly opposite. Just a little further on is the bridge where there is no footpath, forcing pedestrians to walk in the road. Finally there is Brookhouse Crossroads which is an accident black spot.

Contamination

Most of the land intended for development is highly contaminated with industrial waste and in many places is comprised of "made up" ground. This is where the ground level has been raised by tipping other materials on top to quite a considerable height.

Trees and Habitat

There are a number of well-established trees which currently border the site and act as a screen. We do not want to see the trees destroyed. This area has long been inhabited by bats which roost nearby.

Flooding and Drainage

The site is bounded by a stream and there is concern that such a large density of housing will increase the flood risk both of nearby properties in Brookhouses or further downstream.

Severn Trent Water have recently carried out a survey of the drains in and around Brookhouses and local residents who have spoken to Severn Trent have been told that the sewers are up to capacity and in danger of overflowing. Furthermore a mains public sewer runs through the proposed site and it is understood that building cannot take place close to or over a public sewer. No mention of how this would be overcome is given in the application.

We strongly urge the planning committee to reject this application on the points summarised below-

- Housing type and density
- The proposed development does not blend in with surrounding properties
- Contaminated "made up" ground
- Trees and Habitat
- Road Safety
- Flooding and drainage issues.

BROOKHOUSE RESIDENTS GROUP