

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
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Application Reference No. : SMD/2021/0610
Site Address: Land East Of Froghall Road Cheadle Staffordshire
Comments by: Gareth Owen-Jones
From:
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CHEADLE
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Submission: Objection

Comments: Further to my original objection from 11/2021, I see that the Highways authority are now supporting this development on a conditional basis. Section 106 money has now been factored in to fund bus subsidies for each household, pavement crossing upgrades etc. This doesn't factor that it is still more than likely that most households from the likely residential demographic will be using their own transport to and from Cheadle, with at least two cars to each household. There are no cycle paths being proposed into or around the town, and at 3/4's of a mile to a mile from the town centre, it's unlikely that potential future residents of this estate would be walking to the town centre on a regular basis. Also, while Blythe Bridge railway station is only around 4 miles from Cheadle, it would be around 30 minutes walk to the bus stop on the other side of the town centre at Lid Lane. The roundabout addition, for access to the site is still problematic, (even with an altered 30 mph limit, it is still likely to be ignored, as at present). However the entrance to the site is still on the side of a hill after a series of bends. The council's School Organisation Team have acknowledged that although there is sufficient High school provision for the town, there would need to be further provision for an extra primary school, with funding of around £1.6k million from Bloor Homes. On a similar basis, the one proposed for the nearby Persimmon development (Potteries Gardens) further down the road has already been scrapped from their plans. How do we know that the same wouldn't happen again? Again, this development is seemingly very ecologically minded in concept, but it can't escape the fact that it is in a highly unsustainable area (open countryside), not on brownfield or regenerative land. There is also no basis for any requirement for it for Cheadle to attain its local house building contribution target by 2031. This will already have been met from existing developments without this. This small to medium size market town should not have its future decided on the basis of SMDC receiving extra council tax revenue!

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