

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 04 March 2024 05:53:50

Application Reference No. : SMD/2021/0610
Site Address: Land East Of Froghall Road Cheadle Staffordshire
Comments by: Cllr Mike Haines
From:
39
Dane Grove
Cheadle
Cheadle

Phone:
Email:
Submission: Objection
Comments: I object to this planning application on the following grounds:

Outside of development boundary and additional housing units than already accounted for in the local plan development sites. Local plan already puts 25% of Staffordshire Moorland's housing allocation in Cheadle. Once all local plan sites are delivered, housing in Cheadle will be well in excess of the numbers that are sustainable for the town.

The additional 215 houses proposed will increase traffic levels on Cheadle Town centre. The transport assessment was based on historical data from other applications and although it takes into account numbers in the local plan in its calculations, this does not include traffic already increased in Cheadle from other speculative housing developments since 2017.

The TA acknowledges that there will be excessive levels of traffic on certain junctions and a later tech note proposes some changes to widen a junction to mitigate however this will not remedy this situation, traffic queues will be still be increased through Cheadle Town Centre.

The walking distance to shops - only 1 small store less than the maximum distance of 1.6km. Supermarkets 2km and high street? Preferred distance by SCC Highways is 800km to town centre.

It appears that there has been no consultation with Staffordshire & Stoke ICB. No comments have been received in relation to Doctor and dentist provisions.

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