

The Planning Inspectorate

QUESTIONNAIRE (s78) and (s20) PLANNING AND LISTED BUILDING CONSENT (Online Version)

You must ensure that a copy of the completed questionnaire, together with any attachments, are sent to the appellant/agent by the date given in the start letter. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.**

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us by the date your statement is due.

Appeal Reference

APP/B3438/W/24/3351035

Appeal By

BLOOR HOMES NW

Site Address

Land East of Froghall Road
Cheadle
ST10 2DW
Grid Ref Easting: 401243
Grid Ref Northing: 344858

PART 1

1.a. Do you consider the written representation procedure to be suitable?

Yes

☐ No



*Note: If the written procedure is agreed, the Inspector will visit the site **unaccompanied** by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.*

1.b. Do you wish to be heard by an Inspector at;

Inquiry ☒ Hearing ☐

1.c. How long do you expect an inquiry would last?

4 day(s)

1.d. How many witnesses do you intend to call?

3

2.a. If the written procedure is agreed, can the relevant part of the appeal site be seen from a road, public footpath, bridleway or other public land?

Yes

☐ No



2.b. Is it essential for the Inspector to enter the site to assess the impact of the proposal?

Yes

☒ No



Please explain

Large site and to assess impact on landscape and heritage assets

2.c. Are there any known health and safety issues that would affect the conduct of the site inspection?

Yes

☐ No



3.a. Are there any other appeals or matters relating to the same site still being considered by us or the Secretary of State?

Yes

☐ No



3.b. Are there any other appeals or matters adjacent or close to the site still being considered by us or the Secretary of State?

Yes

☐ No



PART 2

4. Does the appeal relate to an application for approval of reserved matters?	Yes	☐ No	☒
5. Was a site ownership certificate submitted with the application?	Yes	☒ No	☐
6. Did you give publicity to the application in accordance with either Article 15 of the DMPO 2015, Section 67/73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990?	Yes	☒ No	☐
6.a. If a press advert notice was published, please upload a copy ☒ see 'Questionnaire Documents' section			
7. Does the appeal relate to a county matter?	Yes	☐ No	☒
8. Please indicate the development type for the application to which the appeal relates.			
Major Developments			☒
Minor Developments			☐
Other Developments			☐
8.a. Major Developments			
Dwellings			☒
Offices/R and D/light industry			☐
General industry/storage/warehousing			☐
Retail and services			☐
Traveller caravan pitches			☐
All other major developments			☐
Is the appeal site within:			
9.a. A Green Belt?	Yes	☐ No	☒
9.b. An Area of Outstanding Natural Beauty?	Yes	☐ No	☒
10. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal?	Yes	☐ No	☒

PART 3			
11. Would the development require the stopping up or diverting of a public right of way?	Yes	☐ No	☒
12.a. Is the site in a Conservation Area?	Yes	☐ No	☒
12.b. Is the site adjacent to a Conservation Area?	Yes	☐ No	☒
12.c. Does the appeal proposal include the demolition of a non-listed building within a conservation area?	Yes	☐ No	☒
13.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?	Yes	☐ No	☒
13.b. Would the proposed development affect the setting of a listed building?	Yes	☒ No	☐
Please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest ☒ see 'Questionnaire Documents' section			
13.c. If YES to 13.a or 13.b, was Historic England consulted?	Yes	☐ No	☒

14. Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953?	Yes	☐ No	☒
15.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	Yes	☐ No	☒
16. Is any part of the site subject to a Tree Preservation Order?	Yes	☐ No	☒
17. Have you made a Local Development Order under s61A to 61C of the Town and Country Planning Act 1990 (as inserted by s40 of the Planning & Compulsory Purchase Act 2004) relating to the application site?	Yes	☐ No	☒
18. Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority?	Yes	☐ No	☒
19.a. Is the appeal site in or adjacent to or likely to affect an SSSI or an internationally designated site (ie. cSAC, SAC, pSPA, SPA Ramsar)?	Yes	☐ No	☒
19.b. Are any protected species likely to be affected by the proposals?	Yes	☐ No	☒

PART 4

Environmental Impact Assessment - Schedule 1

20.a.i. Is the proposed development Schedule 1 development as described in Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011? Yes ☐ No ☒

Environmental Impact Assessment - Schedule 2

20.b.i. Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011? Yes ☒ No ☐

20.b.ii. Under which description of development in Column 1 (ie Nos 1-13)

20.b.iii. Is the development within or partly within a 'sensitive area' as defined by Regulation 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011? Yes ☐ No ☒

20.b.iv. Is the applicable threshold/criteria in Column 2 exceeded/met? Yes ☒ No ☐

Environmental Impact Assessment - Screening

20.c.i. Have you issued a screening opinion (SO) Yes ☐ No ☒

Environmental Impact Assessment - Environmental Statement (ES)

20.d. Has the appellant supplied an environmental statement? Yes ☐ No ☒

Environmental Impact Assessment - Publicity

20.e. If applicable, please attach a copy of the site notice and local advertisement published as required for EIA development. Applies ☐ N/A ☒

21. Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place? Yes ☒ No ☐

Please attach copies of any comments that you have received in response.

☒ see 'Questionnaire Documents' section

PART 5

22. Do you wish to attach your statement of case?

Yes

☐ No



For appeals dealt with by written representations only

23. If this appeal is not following the written representations expedited procedure, do you intend to send a statement of case about this appeal?

Yes

☐ No



Copies of the following documents must, if appropriate, be attached to this questionnaire

24.a. a copy of the letter with which you notified people about the appeal;



☒ see 'Questionnaire Documents' section

24.b. a list of the people you notified and the deadline you gave for their comments to be sent to us;



☒ see 'Questionnaire Documents' section

Deadline

29/11/2024

24.c. all representations received from interested parties about the original application;



☒ see 'Questionnaire Documents' section

24.d. the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes;



☒ see 'Questionnaire Documents' section

☒ see 'Questionnaire Documents' section

24.e. any representations received as a result of a service of a site ownership notification;



24.f. extracts from any relevant statutory development plan policies (even if you intend to rely more heavily on the emerging plan);



You must include the front page, the title and date of the approval/adoption, please give the status of the plan. Copies of the policies should include the relevant supporting text. You must provide this even if the appeal is against non-determination.

☒ see 'Questionnaire Documents' section

☒ see 'Questionnaire Documents' section

List of policies

Policies SS2, SS3, SS4, SS10, H1, DC2 and DC3

24.g. extracts of any relevant policies which have been 'saved' by way of a Direction;



24.h. extracts from any supplementary planning guidance, that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when;



24.i. extracts from any supplementary planning document that you consider necessary, together with the date of its adoption;



In the case of emerging documents, please state what stage they have reached.

24.j. a comprehensive list of conditions which you consider should be imposed if planning permission is granted;



Only tick that this applies if you intend to submit a list of conditions with the questionnaire. If you do not submit the list with the questionnaire, then this should be submitted by the date your statement is due. This list must be submitted separately from your appeal statement.

24.k. if any Development Plan Document (DPD) or Neighbourhood Plan relevant to this appeal has



been examined and found sound/met the basic conditions and passed a referendum, the date the DPD or Neighbourhood Plan is likely to be adopted and, if you consider this date will be before the Inspector's decision on this appeal is issued, an explanation of the Council's policy position in respect of this appeal upon its adoption. You should also include an explanation of the status of existing policies and plans, as they relate to this appeal, upon adoption and which (if any) will be superseded;

24.l. if any DPD or Neighbourhood Plan relevant to this appeal has been submitted for examination, or in the case of a Neighbourhood Plan has been examined and is awaiting a referendum, an explanation of any substantive changes in the progress of the emerging plan, and their relevance to this appeal if it is considered that the plan will not be adopted before the Inspector's decision on this appeal is issued; ☐

24.m. your Authority's CIL charging schedule is being/has been examined; ☐

24.n. your Authority's CIL charging schedule has been/is likely to be adopted; ☐

24.o. any other relevant information or correspondence you consider we should know about. ☐

For the Mayor of London cases only

25.a. Was it necessary to notify the Mayor of London about the application? Yes ☐ No ☐

25.b. Did the Mayor of London issue a direction to refuse planning permission? Yes ☐ No ☐

LPA Details

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today. ☒

LPA's reference

SMD/2021/0610

Completed by

Jane Curley

On behalf of

Staffordshire Moorlands District Council

Please provide the details of the officer we can contact for this appeal, if different from the Planning Inspectorate's usual contact for this type of appeal.

Name

Phone no (including dialling code)

Email

Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.

QUESTIONNAIRE DOCUMENTS

Appeal Reference APP/B3438/W/24/3351035

Appeal By BLOOR HOMES NW

Site Address
Land East of Froghall Road
Cheadle
ST10 2DW
Grid Ref Easting: 401243
Grid Ref Northing: 344858

The documents listed below were uploaded with this form:

Relates to Section: PART 2

Document Description: 6.a. A copy of the notice published.

File name: 406080 Staff Moorlands Plan x41.pdf

Relates to Section: PART 3

Document Description: 13.b. A copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest.

File name: List Entry.pdf

Relates to Section: PART 4

Document Description: 21. Copies of any comments that you have received in response.

File name: Consultation Response SCC Flood Risk Team (3).pdf

File name: Consultation response SMDC Environmental Health 2.pdf

File name: Consultation response SMDC Environmental Health.pdf

File name: Consultation Response Landscape Comments.pdf

File name: Consultation Response SCC School Organisation Team.pdf

File name: Consultation Response Staffs Police.pdf

File name: Consultation response SSOT ICB.pdf

File name: Consultation response Severn Trent Water..pdf

File name: Consultation Response SMDC Planning Officer.pdf

File name: Public Comment Chris Bolton.pdf

File name: Consultation Response Cheadle Town Council.pdf

File name: Consultation Response SCC School Organisation.pdf

File name: Consultation Response Alliance Environmental Services.pdf

File name: Consultation Response Staffordshire Wildlife Trust 2.pdf

File name: Consultation Response SCC School Organisation Team 2.pdf

File name: Consultation response Staffs Wildlife Trust.pdf

File name: Consultation Response SMDC Arboriculture.pdf

File name: Consultation response SMDC Regeneration Officer.pdf

File name: Consultation response Environment agency.pdf

File name: Consultation Response SCC Rural County.pdf

File name: Consultation Response SMDC Service Development Officer.pdf

File name: Consultation Response Campaign to Protect Rural England.pdf

File name: Consultation response Ramblers Ass.pdf

File name: Consultation Response SCC LLFA.pdf

File name: Consultation Response Form Cheadle Town Council.pdf

File name: Consultation Response SCC Spatial Information Officer.pdf

File name: Consultation Response SMDC EH.pdf

File name: Consultation Response Derbyshire Landscape and Placemaking.pdf

File name: Consultation response Peak and Northern Footpath Society.pdf

File name:	Consultation Response SCC Flood Risk Management.pdf
File name:	Consultation Response Staffordshire Wildlife Trust.pdf
File name:	Consultation Response Regeneration Officer.pdf
File name:	Consultation Response Coal Authority.pdf
File name:	Consultation Response Kingsley PC.pdf
File name:	Consultation Response Mel Morris.pdf
File name:	Consultation response SCC Highways.pdf
File name:	Consultation Response SCC Flood Risk Team (2).pdf
File name:	Consultation Response DCC Primary Care.pdf
File name:	Landscape comments 30-9-22.docx
File name:	Consultation Response Heritage Officer.pdf
File name:	Consultation Response SCC Flood Risk Team(4).pdf
File name:	Consultation response SCC Highways 2.pdf
Relates to Section:	PART 5
Document Description:	24.a. A copy of the letter with which you notified people about the appeal.
File name:	Appeal Notification Letter.pdf
Relates to Section:	PART 5
Document Description:	24.b. A document containing a list of the people you notified of the appeal.
File name:	appeals Inquiry notification list.pdf
Relates to Section:	PART 5
Document Description:	24.c. Copies of all representations received from interested parties about the original application.
File name:	Public Comment Sarah Noonan.pdf
File name:	Public Comment Tom Cann.pdf
File name:	Public Comment Abigail Zicari.pdf
File name:	Public Comment Chelsea Lowndes 2.pdf
File name:	Public Comment Scarlet Edwards.pdf
File name:	adullum_contacts_0.docx
File name:	Public Comment Dr Michael Leach.pdf
File name:	Public Comment Sara Roberts.pdf
File name:	Public Comment Diane Pierce.pdf
File name:	Public Comment J Broadhurst.pdf
File name:	Public Comment C. Loving.pdf
File name:	Public Comment Chelsea Lowndes.pdf
File name:	Public comment W Woodier.pdf
File name:	Public Comment H Wilson-Ball.pdf
File name:	Public Comment Barry Fraser.pdf
File name:	Public comment CME Lane.pdf
File name:	Public Comment J Simms 4.pdf
File name:	Public comment JE Simms 2.pdf
File name:	Public Comment Colin Bracken.pdf
File name:	Public Comment W G Woodier.pdf
File name:	Public Comment Eric Cartlidge.pdf
File name:	Public Comment Jean Seddon.pdf
File name:	Public comment JE Simms.pdf
File name:	Public Comment Clare Plant.pdf
File name:	Public Comment Angela Rowlinson.pdf
File name:	Public Comment Adam Payne.pdf
File name:	Public Comment John Green.pdf
File name:	Public Comment D Alcock.pdf
File name:	Public Comment Gareth Owen-Jones.pdf
File name:	Public Comment Cllr Mike Haines.pdf
File name:	Public Comment Dean Powell.pdf
File name:	Public Comment Jayne McVeigh (3).pdf
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File name:	Public Comment Julie Bowers.pdf
File name:	Public comment John.pdf
File name:	Public Comment Janet Whittingham.pdf
File name:	Public Comment Jayne McVeigh2.pdf
File name:	Public Comment Jean Seddon2.pdf
File name:	Public Comment Jamie Welch.pdf
File name:	Public Comment Barry Fraser2.pdf
File name:	Public Comment John Simms0.pdf
File name:	Public comment Gemma Crank.pdf
File name:	Public Comment Julie Moore and Anthony Paul Johnson.pdf
File name:	Public Comment Debbie Bradshaw.pdf
File name:	Public Comment Gareth Owen-Jones 2.pdf
File name:	Public Comment Karen Cartlidge.pdf
File name:	Public Comment Cllr Elizabeth Whitehouse Ward.pdf
File name:	Public comment Karen Bateman.pdf
File name:	Public Comment julie Moore01.pdf
File name:	Public Comment Karen Goodall.pdf
File name:	Public Comment Colin Bracken01.pdf
File name:	Public Comment John Brammer.pdf
File name:	Public comment B & C Fraser.pdf
File name:	Public comment D Ayre 2.pdf
File name:	Public Comment Jenny Weston.pdf
File name:	Public Comment B Linton-Taylor.pdf
File name:	Public Comment John Simms 2.pdf
File name:	Public Comment Karl cooper.pdf
File name:	Public Comment Lee Mills 2.pdf
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File name:	Public Comment Linda Taylor.pdf
File name:	Public Comment J Sims.pdf
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File name:	Public Comment Alison Hewitt.pdf
File name:	Public Comment K Keates.pdf
File name:	Public Comment Lisa Beardmore.pdf
File name:	Public Comment Jackie Ellerby.pdf
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File name:	Public Comment Lynda Badcock.pdf
File name:	Public Comment M Moorey.pdf
File name:	Public Comment Lynda Weatherer.pdf
File name:	Public Comment M Mills.pdf
File name:	Public Comment Mike Byford (2).pdf
File name:	Public Comment matthew white.pdf
File name:	Public Comment Margaret Gladys Mills.pdf
File name:	Public Comment Louise Purdy.pdf
File name:	Public Comment Ann Cadman.pdf
File name:	Public Comment Lorna Parkn.pdf
File name:	Public Comment Mr & Mrs Ditchfield.pdf
File name:	Public Comment Mr A McLaughlin.pdf
File name:	Public Comment Mr D Sims.pdf
File name:	Public Comment Mr and Mrs Sims.pdf
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File name:	Public Comment Mike Byford.pdf
File name:	Public Comment Mark Johnson Moorlands Climate Action.pdf
File name:	Public Comment Linda Salmon (2).pdf
File name:	Public Comment Mark Leeming.pdf
File name:	Public Comment Martin John Chadwick.pdf
File name:	Public Comment Dave Scott 2.pdf

File name:	Public Comment Lisa Tudor.pdf
File name:	Public Comment Margaret Mills.pdf
File name:	Public Comment Lynda Anne.pdf
File name:	Public Comment Barbara Routledge.pdf
File name:	Public Comment Dean Powell 1.pdf
File name:	Public Comment Martin Chadwick.pdf
File name:	Public Comment Lisa.pdf
File name:	Public Comment Janet Whittingham01.pdf
File name:	Public Comment Julie Bowers01.pdf
File name:	Public Comment C Mills.pdf
File name:	Public Comment Karen Bateman (2).pdf
File name:	Public Comment John Simms Obj.pdf
File name:	Public Comment C Ekin.pdf
File name:	Public Comment Claire Sims.pdf
File name:	Public Comment J Lawrence.pdf
File name:	Public Comment Chris Price 2.pdf
File name:	Public comment D Simms.pdf
File name:	Public Comment J Simms.pdf
File name:	Public Comment Cath Whitehurst.pdf
File name:	Public Comment Christine Heath.pdf
File name:	Public Comment Jayne McVeigh.pdf
File name:	Public Comment Mr J E Simms.pdf
File name:	Public Comment - E.pdf
File name:	Public Comment Lynda Badcock 3.pdf
File name:	Public Comment Jade Starkey-Bossons.pdf
File name:	Public Comment Kate Williams.pdf
File name:	Public Comment Kieran Finney.pdf
File name:	Public Comment Daniel Weston.pdf
File name:	Public Comment Linda salmon.pdf
File name:	Public Comment Andrew Sales.pdf
File name:	Public Comment Dave scott.pdf
File name:	Public Comment Lee Mills.pdf
File name:	Public Comment Lynda Badcock 2.pdf
File name:	Public Comment Leona Carnwell.pdf
File name:	Public Comment Eleanor OShea.pdf
File name:	Public comment T prince & J Finney (2).pdf
File name:	Public Comment Sean Hammonds.pdf
File name:	additional comment J Simms.pdf
File name:	Public Comment Andzhey Buzhynski.pdf
File name:	Public Comment Sandra Taylor.pdf
File name:	Public Comment - Louisa Lovatt.pdf
File name:	Public Comment Mr & Mrs Simms.pdf
File name:	Public Comment Julie Moore.pdf
File name:	Public Comment Jason Rowley.pdf
File name:	Public Comment Andrey Buzhynski.pdf
File name:	Public Comment SandraTaylor.pdf
File name:	Public Comment - Jayne McVeigh.pdf
File name:	Public comment Anne Jones.pdf
File name:	Public Comment Chris Price01.pdf
File name:	Public Comment Fernihough.pdf
File name:	Public Comment Dave Scott01.pdf
File name:	Public Comment J Simms 2.pdf
File name:	Public Comment Chloe.pdf
File name:	Public Comment J E Simms.pdf
File name:	Public Comment Clare Plant 2023.pdf
File name:	Public Comment Greg Powell - Cheadle Unite.pdf
File name:	Public Comment L Badcock.pdf
File name:	Public Comment Iris Large.pdf

File name:	Public Comment Chris Bolton.pdf
File name:	Consultation response J Simms.pdf
File name:	Public Comment Andrew Whiston.pdf
File name:	Public Comment Jayne Mcveigh3.pdf
File name:	Public Comment Gordon byatt.pdf
File name:	Public Comment Chris Bolton (2).pdf
File name:	Public Comment Amy Witton.pdf
File name:	Public Comment Chris Price.pdf
File name:	Public Comment Yjana Houkes.pdf
File name:	Public Comment Trevor Turton.pdf
File name:	Public Comment T Prince & J Finney.pdf
File name:	Public comment D Ayres.pdf
File name:	Public Comment - John Steele.pdf
File name:	Public Comment Cath Whitehurst 2.pdf
File name:	Public Comment Christine Brammer.pdf
File name:	Public Comment Helen Leighs Smith.pdf
File name:	Public Comment W Miller.pdf
File name:	Public Comment Glynis Edwards.pdf
File name:	Public Comment Alison Heath.pdf
File name:	Public Comment J Simms (4).msg.pdf
File name:	Public Comment Gemma Crank 2.pdf
File name:	Public Comment George Cummings.pdf
File name:	Public Comment J E Sims.pdf
File name:	Public comment Sam Jones.pdf
File name:	Public Comment Emily Shaw.pdf
File name:	Public Comment David Ellis.pdf
File name:	Public Comment James Hill.pdf
File name:	Public Comment B Astle.pdf
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File name:	Public Comment Ginny Bradley.pdf
File name:	Public Comment J Shaw.pdf
File name:	Public Comment Andrey Buzhynski.pdf
File name:	Public Comment Ilona Kazio.pdf
File name:	Public Comment John Jarman.pdf
File name:	Public Comment M McGinn.pdf
File name:	Public Comment Nicola.pdf
Relates to Section:	PART 5
Document Description:	24.d. The planning officer's report to committee or delegated report on the application and any other relevant documents/minutes.
File name:	Committee report.pdf
Relates to Section:	PART 5
Document Description:	24.d. the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes;
File name:	Minutes.pdf
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	SMDC Local Plan Front cover.pdf
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	Policy SS3.pdf

File name:	Policy SS4.pdf
File name:	Policy SS1 and SS2.pdf
File name:	Policy SS10.pdf
File name:	Policy DC3.pdf
File name:	Policy H1.pdf
File name:	Policy DC2 scan.pdf
Completed by	Not Set
Date	29/10/2024 11:42:46
LPA	Staffordshire Moorlands District Council