

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B3438/W/24/3351035

DETAILS OF THE CASE

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

SENDER DETAILS

Name MRS ANN CADMAN

Address
Almont The Green
Cheadle
STOKE-ON-TRENT
ST10 1PH

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

I would like to add my comments to the reasons for refusal of the planning application not to be overturned on appeal. As a resident of Cheadle who uses the road that this proposed development would be built on, I would consider this development a serious road safety risk, there are a number of sharp bends on this route, one only 100 metres away from the proposed site entrance. Currently, there are no pedestrian pathways along this road and the street lighting in the area is poor, leading to anyone trying to walk along the road taking their life in their hands. Major restructuring of the road layout and verge would be required to increase visibility for approaching and emerging traffic. The road infrastructure of Cheadle is wholly inadequate to cope with the existing level of local and through traffic and adding 228 households with the likelihood of 450 or more extra cars in the area would significantly add to current queues at busy times at any junctions on the way into and out of the town centre. The position of the new development is sufficiently far away from Cheadle town centre such that residents will not walk into town but will add their cars to an already congested route. There are already several housing developments in Cheadle that have either just been completed or are well on their way to completion, which were agreed as part of the Local Plan of development to meet local needs up to 2031. This proposed development exceeds the quota for housing in the area and given that not all the houses in the current developments have been sold and occupied, indicates that there is actually not a need for yet more housing. Looking at the new Government's suggested housing requirements, it is recommended that councils release 'grey belt land' for development - being land that has been previously developed in the 'green belt'. The land for this proposed development has only been used for agriculture in the past and would appear to be seen as an easy option which will see a small market town expand at the expense of what makes it a beautiful place to live - its green and pleasant surrounding countryside.