

## 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 MR J E SIMS

Address  
192 Froghall Road  
Cheadle, Cheadle North East, Stoke On Trent  
Staffordshire  
ST10 2DN

#### 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

Appeal Reference : SMD/2021/0610/A

Planning Inspectorate Reference : APP/B3438/W/24/3351035

As my previous objections plus.....

(I strongly object to this appeal because.....)

This is absolutely ridiculous, this proposed appeal (development) should be rejected immediately as the proposed site is now been used by around 130 dairy cows (from October 2024), which puts milk & other dairy products on the supermarket selves, also Broad Hayes farm is now a full working beef & dairy farm & building homes this close to the farm will not only take much need land away from the life stock, it will also eventually destroy it (& Britain is losing to many farms as it is) & the isolation of the farm will be lost forever. Building on working farm land should not be allowed by any means, when there is no end of poor quality land & brown field sites around "you don't have to be Albert Einstein to work it out" so go build on the eyesores, not much needed working farm land..... Its just proof building developers cannot take NO for an answer & no this is not a case of "NOT IN MY BACK YARD" this is pure common sense, As Cheadle has not got the infrastructure or the facilities to cope, never mind the poor road network, poor bus services, lack of shops, lack of employment opportunities ect & a long list of other issues, Over 230 objections from the original application should tell you this.....

Froghall Road just cannot cope with much more because.

260 new houses been built just down the road on Pottery Gardens.

Pottery Gardens is only 50% complete, 135 more houses still to be built on there yet.

MJS Transport is expanding, which will clearly lead to even more HGVS on the road.

More farm vehicles on the road than ever before.

More HGVS using Froghall Road now going to Agility DGS Ltd UK Froghall, 5 days a week.

More HGVS using Froghall Road now going to Cauldon Low Quarry, 5 days a week.

The junction onto Leek Road is busiest it's ever been & basically at breaking point.

Pavements are too narrow in places & some vehicles have to mount the pavement in places.

Vehicles are getting bigger & the roads are still in the 1940s.

Poor bus service only one bus every 2 hours, none at weekends and bank holidays.

The town just cannot cope with anymore because.

Doctors, schools, dentist are all over subscribed.

A school was promised on Churchill Rd in 1947, it was never built.

Next to impossible to get a doctor's appointment.

(been trying for 2 weeks & no luck, with an throat infection, ended up going to Leek walk in centre.)

Very poor & outdated road network that cannot cope with current increase of traffic.

Gridlocked 7 days a week, not just when children are going to & from school either.

The bottle neck that is Tape Street.

Pedestrian crossings are dangerous, as most vehicles run red lights, surprised no one as been killed yet.

Increased pollution especially for pedestrians who have no choice but to walk into town.

Increase in noise, smell, air & light pollution.

Increase risk of flooding.

At times of heavy rain drains back up & cannot cope.

Increase in antisocial behaviour.

Increase in drug & alcohol abuse. Drug use is out of control already & nothing is been done about it.

Drug use has doubled in the area since Pottery Gardens has been built & it's only 50% complete.

Increase in trespassing on private land.

Very poor bus services.

Very poor high street.

Not enough shops to cope with current population.

Lack of employment opportunities in the area.

There's definitely not a housing shortage as there are loads of empty houses up for sale in the area.

Outdated sewage network.

Current sewage system dates from 1934 & has not been updated to cope with increased housing.

Town cannot cope with current population never mind hundreds more.  
Poor & outdated infrastructure & facilities that are at breaking point & cannot cope with current increases.  
Improving Cheadle's infrastructure & facilities should get top/first priority, not more housing.  
Isolation to Broad Hayes Farm will be lost.  
Fears of the start of a link up of Town & Village (Cheadle & Kingsley Holt.)  
These Fields are needed for dairy cows, which puts food on supermarket shelves.  
The proposed site is now part of a full working beef & dairy farm.  
These Fields are on the edge of the Churnet Valley.  
Clear proof that building developers cannot take NO for an answer. (It's just a case of greed, nothing else.)

And the planning officers say the positives out weighs the negatives, that's nothing but a lie.....

So again this is definitely not a case of "NOT IN MY BACK YARD" this is a case of using common sense & getting this development stopped, AS CHEADLE HAS NOT GOT THE INFRASTRUCTURE OR THE FACILITIES TO COPE..... Over 230 objections from the original application should tell you this.....

So please see common sense & REFUSE/REJECT this appeal.....

Yours sincerely Mr J E Sims Froghall Rd, Cheadle North East.

(Sent again because 1st copy was sent on Monday 4th November 24, & has not appeared on the application. People want to be heard on ignored.)