
From: [REDACTED]
Sent: 09 January 2026 09:57
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Application Reference No. : SMD/2025/0480 Site Address: The Woodlands Foxt Road Foxt Staffordshire ST10 2HJ
Stoke On Trent Comments by: Jeremy and Jacqueline Worrall

From:
Hazeldale
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Submission: Objection

Comments: Response to Application Reference SMD/2025/0480 for care home at The Woodlands. Foxt Road

There are a number of inaccuracies, and hence inferences, in the planning document, some which are identified below. These raise serious concerns of the professionalism and credibility of the applicant and their ability to provide adequate care for vulnerable young people.

All the examples quoted in the document relate to urban sites not an isolated rural site with no access to amenities aimed at young people.

It is noted that no alterations or changes to the floor plans are envisaged.

In addition we are very disappointed with the handling of the planning process as the only indication was the notice pinned to the property on the 21/12/2025 with responses to be posted by 10/1/2026 (i.e. over the Christmas period and bank holidays). There were no notifications sent to any adjacent properties nor to the Ipstones Parish Council.

Planning document inaccuracies /inferences:

Section 8 For the past 10 plus years there has been a family of four (2 parents and 2 young children} not a family of five resident in the property. Also sections 15, 21, 41, 43).

Section 12 There are no shops in Foxt, not a range of shops a stated.

Section 23 Is the property to be registered with Ofsted, as recommended by the Staffordshire Police?

Section 42 The recent occupiers used parking for 2 cars not the parking of 4 plus cars as proposed.

Section 45 There no bus stops on Foxt Road nor any access to public transport. The route 29 is a school bus running to/from Cheadle schools twice a day (once in each direction) for entitled children with a stop at Foxwood Farm at the discretion of the bus driver.

Section 46 There is no public transport to/from the Blyth Bridge Railway Station nor to/from any other destination.

Sections 47,48 As there is no public transport to the property all trips by the staff and managers to the property will necessitate multiple car journeys so increasing noise, pollution and parking requirements.

There are no leisure facilities (activities, clubs, swimming pools, scouts, etc.) for younger people close to the property nor in the immediate area, so access to such facilities will also necessitate the use of car transport. This will lead to even more car trips.

There are no pavements and limited street lighting on the narrow winding Foxt Road between Foxt and Froghall and so very hazardous for all pedestrians, especially young children..

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