

Planning objection: SMD/2025/0480, Woodlands Foxt Road

I object to the care home on three grounds.

1. That the number of inaccuracies in the supporting statement paint a deliberately false picture of this site as a suitable venue for supporting two individuals in care.
2. That the site is not suitable for the support and resocialisation of two young people in a therapeutic care home.
3. That the change of use of the property does not support the overall Staffordshire Moorlands Plan.

Objections based upon errors and omissions in the application:

Points 8 and 15 state that the property is currently configured for a medium to large family and that a family of five is currently resident. The previous residents of the property were a family of four with two small children.

Figure 4 includes errors marking boundaries outside of the property i.e. owned by another party making the grounds appear larger than stated. The majority of the garden is heavily overgrown with brambles and not suitable for playing.

Point 12 states that the village of Foxt has a range of shops and a public house. There are no shops in Foxt.

Point 42 states parking for four cars. This is only the case since workers have bulldozed and removed a mature flower bed/feature from the garden on 8 January 2025.

Points 44 – 47 are being used out of context/in error. The bus route '29' acts as a school bus route and travels through Foxt twice a day at 0752 and 1614 respectively. It is called 'The Paisley Catholic College Service' and it runs weekdays only.

Commuting to and from Blythe Bridge train station is not tenable. Buses do not directly connect Blythe Bridge station and the property. Travel to and from the property would involve at least two changes. The bus passing through the village at 0753 does not come from the direction of Blythe Bridge train station. Staff would have to get the train to Blythe, a bus from Blythe to Cheadle, another bus from Cheadle to Froghall and then walk approximately 1km from Froghall Road (bus arrives at 0849) to the venue, up a very steep hill without pavements or streetlights. Furthermore, the property is sufficiently remote that carers would need vehicles to take residents to and from any engagements so this point is contradictory.

Recent local comparable cases precedents – the supporting statement cites five recent examples to establish precedent. Without exception, each of these are in more urban, populated areas with greater supporting infrastructures. For example, the nearest Scout group to the proposed home is Moorlands Villages Scout Group, which is in Waterhouses (ca 5 miles away). The nearest youth club is based in Ipstones (which 2.5 miles away) and is under threat of closure (please see image from their Facebook page).

Each of these erroneous points within the planning document imply that the care home will be part of a community infrastructure to support the emotional growth of two individuals aged three to 17. However, the correction of these points demonstrate that the care home will be in a rural hamlet which would not provide sufficient opportunity for young people outside of the family setting to thrive. They will be isolated, without a stable family network, nor amenities within walking distance or public transport.

Objections based upon the unsuitable nature of the site:

Foxt is a rural hamlet described by Ipstones Parish Council as having around 200 residents. An examination of the electoral register and census data demonstrates that the population of Foxt is predominantly skewed towards an older population. Furthermore, the parish council website states it is supported by a Village Hall and Public House. There is no reference made to any amenities for support of younger individuals. This leads me to object on the basis that residents will not find the venue suitable for fostering growth and will not receive the social interaction vital for integration into a new space/community. In summary, this site is a poor location choice for the welfare of the young people it claims to want to support.

Objections based on the Staffordshire Moorlands plan:

Being a rural hamlet, Foxt has only limited residential opportunities and space for growth. There are only ca 100-150 'dwelling houses' in this community. Many family generations live in Foxt across several homes. The change of use of this property from dwelling house to business use represents the loss of another home from the community. This will have a detrimental effect upon the infrastructure and family support networks already finding it difficult to retain their generational community space.

The change of use will work in opposition to the tone of the Staffordshire Moorlands Local Plan in terms of sustainable development (section 7.1) i.e. business use will increase traffic, not reduce it (see also S010 and S011). Four carers in separate vehicles travelling to and from the venue will increase traffic flow and noise on rural roads. It will further work in opposition to the development of meeting the needs of our communities (SA2) by denying a residential property in an already small community (section 7.6). Finally, the residents of the care home will not be afforded a sustainable, inclusive, healthy and safe space (S010) because Foxt doesn't have a community of young people to support them, and the home is accessible via a poorly lit, winding B-road without pedestrian pavements on the outskirts of the village.

I should further like to register my disappointment that the planning notice was erected on 21/12/2025 and no account was made for the Christmas and New Year period in registering objections and that the planning website is down today (10 January 2026).