

Margaret Lloyd
Pickwood Cottage
Pickwood
Leek
ST13 5BZ

1st August 2016

Rachael Simpkin
Principal Planning Officer
SMDC
Moorlands House
Leek
ST13 5HQ

Dear Rachael

Re: Proposed Planning Application by Gladman Development - Milltown Way (Pickwood)

I wish to **object most vehemently** to this application. The land that has been outlined in the proposal has SBI status and as such should not be designated as land for development. It has already been rejected previously for this reason, and should be refused again. Gladmen's lost their appeal, so how can they resubmit, it makes a mockery of the appeals system, surely no means no. I know the proposed plan shows a small amount of the land has been set aside for landscaping but **several** acres of green fields will be lost forever and this will undoubtedly have a detrimental effect on the local wild life.

The area around Pickwood Recreation Ground has open and unique views, which are enjoyed not only by the residents of Pickwood Estate but by countless people in Leek, the sheer amount of opposition against this development strongly reflects this, and it is therefore why I **urge** you and your committee to reject this application and protect this precious open space for future generations to enjoy.

Please help us protect this magnificent landscape:





FROM THIS



The access on to the Ashbourne Road is also a major concern, the grade of road was only intended for 200 houses and this has already been far exceeded with the recent development off Pickwood Avenue and Fairview Road. The congestion is already an issue with access and parking causing problems.

Gladman Developments paint a very rosy picture, but in reality this development will impact negatively both on the landscape and on the lives of those who live on Pickwood estate.

I appreciate targets have been set for new housing and these can and should be achieved using brown sites. The land at Pickwood has **NOT** be allocated as building land. Recently Leek has seen a massive increase in new houses and flats, including Ball Haye area, Haregate, Leekbrook, Park Road, Fair View Road, Ashbourne Road, High Street, Leek Road, St Edward's Park, Cheddleton to name just a few.

I trust you will take on board my views, and hope it will have some influence on your decision.

Yours sincerely

Margaret Lloyd.