



Stile House Farm, Stile House Lane, Bradnop, Leek, Staffs. ST13 7LR

20<sup>th</sup> September 2017

Planning Officers and Members of the Planning Committee

SMDC Planning Department

Moorlands House

Stockwell Street

Leek

Staffs

ST13 6HQ

Dear Sirs

Proposed development of housing on land south of Thorncliffe Road, Leek, Staffs

Application number SMD/2017/0434

I wish to make a strong objection to the above proposal. Leek (Queen of the Moorlands and Historic Market Town) is known for its green landscape and gateway to the Staffordshire Moorlands and the Peak National Park. On the approach to Leek on the A53 Buxton Road tourists and locals can look to the left and have an unobstructed view across to Morridge Top, Bradnop and beyond, see horses, cattle and sheep grazing etc. on the 'green fields' (which Mayor/Cllr Brian Johnson and his associates) want to sell with no consideration to others only themselves.

My objections are as follows:

**STILE HOUSE LANE** which lies to the east of the proposed development

The lane is a predominantly narrow winding single lane carriageway with very little room for passing other vehicles and is used on a frequent basis by local residents and

- Joggers
- Walkers (families, people walking their dogs and wanting to enjoy the uninterrupted views to Gun End, Biddulph Moor, and Hen Cloud which opens onto the Cheshire Gap).
- Cyclists (leisure and cycling clubs)
- Local horse riders (at least 20 which are not connected to Roche Livery Yard)
- Farm vehicles (including milk tanker(s), everyday tractors, harvesting, silage, muck spreading tractor vehicles/trailers and feed lorries delivering to the farm(s) carrying grain.
- Regularly there is a movement of cattle on the lane from field to farm (especially at milking, dry cows, TB testing etc). Also sheep and horses being taken to fields.

With the building of 154/164 houses (average of two cars per household) Stile House Lane will not accommodate the volume of traffic (already full of pot holes) using it as a 'rat run' to get to and from A523 Ashbourne to Leek main road on a 24 hour basis.

During the icy winter months the lane does not get gritted. Stile House Farm has to use their farm tractor to push the snow away to allow the milk tanker to collect the milk, the local slaughterhouse vehicle and grain lorries to call.

**THORNCLIFFE ROAD** which lies to the north of the boundary onto which 154/164 x 2 cars will have access.

- Although a wider lane but narrows very quickly when it reaches the packhorse bridge which runs over the stream (poor visibility each way for motorists) and again used by joggers, walkers, horse riders, cyclists etc.
- When turning out of Thorncliffe Road onto A53 Buxton Road there is poor/limited visibility of oncoming traffic travelling from Leek towards Buxton (especially if you are turning right). There have been a few near misses and accidents due to speed and visibility.

**ROCHE LIVERY YARD** (Mayor/Cllr Brian Johnson and associates own) The stables and fields are rented by many horse riders. Local owners are not in the fortunate position to have parents that own land and to be able to call a small area of a green field their own is a wonderful feeling and to be able to ride out on the local lanes. This is their pastime.

**THE PROPOSED SITE** I am led to believe via the Leek Post and social media that the application was put forward just six hours before the meeting of the Town Cllrs etc. and under the umbrella of The Mount in the hope that the people of Leek would not notice. This proposed site clearly falls outside the Leek Boundary Settlement and has not been identified as a preferred site.

Across the road from the proposed site is Leek Edge caravan park which will be detrimental for tourism, also presently there are five caravans at Roche Livery Yard that come every weekend hail, rain and shine to look at the uninterrupted views towards Morridge Top, the Roaches and surrounding countryside including the Peak National Park. Also to be able to walk along the lanes within minutes of the sites and breathe the fresh air.

Street and housing lighting would be intrusive to a dark and tranquil landscape and would be seen for many miles including the Peak National Park.

Currently there are trees and hedges which surround the 'site'. These would be removed to give way to an urban sprawl. Upsetting the local landscape also the wildlife which lives amongst them, this will never be replaced

As a farmer on Stile House Lane I live with heavy clay which soon becomes waterlogged with the water table close to the surface, hence a substantial amount of water runs down the lane. We are on septic tank drainage due to the lack of availability of general sewerage facilities. There is no gas only oil fired central heating etc.

I am sure there are enough brown field sites in Leek to accommodate further development before ruining what is a beautiful part of Leek.

Yours faithfully



Andrew Warren