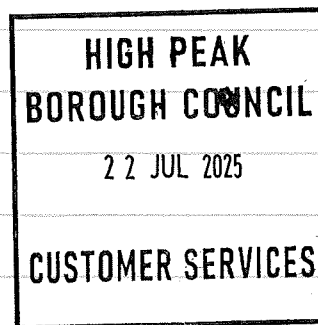


REF: SMD/2025/0243

Planning applications manager
Leek councils connect
Moorlands House
Stockwell Street
Leek
ST13 6HA



To whom it may concern,

I am writing to you to express my concern and lodge my objection to the proposal for fifty new houses on land just off the existing Rakeway estate for a number of different reasons which I shall outline in this letter.

Firstly, I feel the location of the proposed development is unsuitable as the existing estate currently contains predominantly older and ageing residents who deserve to grow old and see out the rest of their days surrounded by the current serenity offered by the existing fields and hedgerows that are a haven for local wildlife and not with the noise and disruption that would come from first the building of the properties and later the noise from young children playing and the pollution brought by a high volume of extra vehicles. Returning to my earlier point, I feel the lack of assurance about the amount of wildlife displacement that would come with development is a concern as the site and the surrounding area is home to a variety of birds, badgers, bats, hedgehogs, foxes and rabbits, with a badger set located just above the proposed development site. The proposal also lacks reassurance surrounding the potential felling of mature trees

Cone cat C) and the removal of established hedgerows Cone cat C). This links to my next point of a real decline in the number of green spaces in the area which are not only good for wildlife but also have positive impacts on the mental and physical health of humans too. The site is also outside of the defined settlement area and defined as open countryside while the area is also under consideration as a site of mineral safeguarding and a coal development high risk area. Furthermore, the area is also of interest to English heritage and is being looked at as a potential site of historical interest in regards to its links to medieval farming. A further point that I would like to add is the current community exudes a genuine sense of safety and security however many of us feel that the influx of people brought by this development may result in unmanaged crime, anti-social behaviour and other general disruption. A further cause for concern is the fact that over twenty of these houses would be social housing properties on a currently mainly owner/occupier estate which could result in a reduction in the value and saleability of the existing properties on the estate. Finally, even Staffordshire Moorlands District Council's own strategic plan clearly states that building on countryside areas and encroachment is to be avoided with this development without question constitutes encroachment.

Secondly, I have very real concerns about the town's infrastructure and its ability to cope with yet another development in the town and the ability of the current estate infrastructure to cope with additional water runoff and sewerage for example, with very little reassurance surrounding these issues. In regards to the issue of the town's infrastructure the town has suffered a number of cutbacks including the loss of the local paramedic, a police station that you can't walk into

and only one fire engine to cope with an ever growing number of houses to name just a few examples. In addition to this, there has been no improvement to the road infrastructure, no new schools, which have been promised with previous developments, and no new doctors surgeries and yet the town's population has increased dramatically. Furthermore, the town already suffers from major traffic issues at numerous times throughout the day at the best of times and when you add to this the additional traffic from Alton Towers, this issue would only be exacerbated by the addition of at least fifty more vehicles from this new development and lead to more traffic chaos.

finally, I have real concern with the proposed entrance for the new estate with it being located just after a bend while also being just before or just over the brow of a hill depending on the direction of travel. A further concern is the lack of transparency about how the properties will look and what measures would be taken to make the houses look as in keeping with the surrounding area as possible. Lastly, I believe Cheddle has seen enough development and I believe other areas such as Leek, Alton and Cheddleton would be more suitable for development and should instead be considered.

Yours Sincerely,

