

From: [Darren Whitehead](#)
To: [Planning Comments \(SMDC\)](#)
Subject: SMD/2025/0243 Objection 7
Date: 24 July 2025 18:08:56
Attachments: [image.png](#)
[image.png](#)

24 July 2025

Dear Sirs,

OBJECTION NUMBER 7 to application number SMD/2025/0243

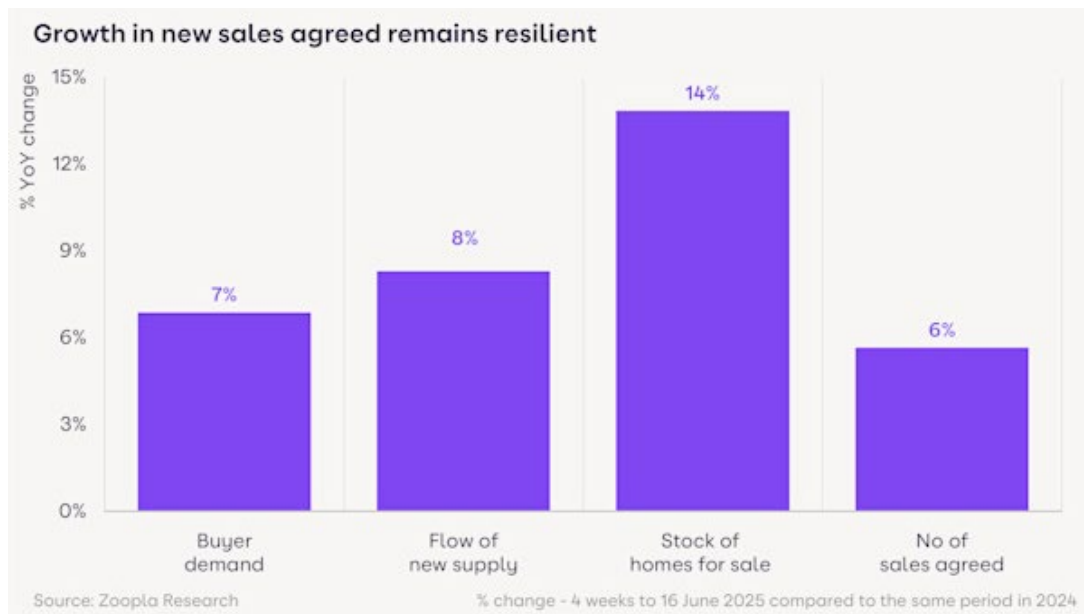
Site address LAND EAST OF MANIFOLD DRIVE AND SOUTH OF RAKEWAY ROAD

CURRENT HOUSING MARKET

As of 24th July, Zoopla & Rightmove websites show the following properties available with 5 miles of the proposed development site:

Properties available within 5 miles of ST101QX			
	ZOOPLA	RIGHTMOVE	
Total	318	492	
New build	60	70	

Zoopla’s research shows that houses available for sale have grown 14% for the 4 weeks to 16th June 2025 compared to the same period in the previous year, while buyer demand has slowed considerably:



Rightmove share the same view, stating the available housing is at the highest level in a decade

House Price Index | Property blog x +

← ↻ 🏠 <https://www.rightmove.co.uk/news/house-price-index/>

Price is key as sellers compete for buyers with big July price drop

- The average price of property coming to the market for sale drops by 1.2% (-£4,531) this month to £373,709. With the number of available homes still at a decade-high level, summer sellers are pricing even more competitively to attract buyer interest:

The consequence of the above is an increase in empty unsold houses. The proposed development would only add to the problem while having many negative impacts on the existing community. Details of which have been previously stated on my other public comments.

The proposed development is a commercial venture. Simple maths says 50 houses at an average £373,709 each is £18.6m of revenue. The people behind this proposal stand to make millions of pounds from this unnecessary development. It must be stopped.

Yours faithfully,

Darren Whitehead & Joanne Johnson