

Hawthorne House Farm
Thornccliffe Lane
Blackshaw Moor
Leek
Staffordshire
ST13 8TP
18th March 2026

Planning Applications Committee
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

Application number; SMD/2026/0052

Applicant Name; Telford One Ltd

Location; Former Anzio Camp, Buxton Road, Blackshaw Moor, Leek.

Proposed Development; Outline permission for redevelopment of the former Anzio site for residential dwellings, retail business, amenity space, internal roads and associated hard/soft landscaping. Including the principle means of vehicular access from the A53 Buxton road (all other matters reserved).

Dear Sirs,

We are contacting you about our concerns over the proposed redevelopment of the former Anzio Camp at Blackshaw Moor.

We feel that this development is unsuitable for this site due to its rural location and is out of character for the area.

This development would also increase noise and light pollution.

This development would inevitably lead to an increased risk of flooding on the A53 and further down stream.

This development will increase the traffic on an already dangerous road.

In addition the footpath on the A53 from the site to Leek, and to the local first school is very narrow often constructed adjacent to the highway (with no grass buffer) making this highly dangerous in particular for young children, push chairs, wheel chairs and the infirm.

The high-speed nature of the local road network means that it is unlikely the road would be used to travel by bicycle, apart from those that are very confident cyclists.

Currently there is only limited public transport.

This development is also likely to cause ecological damage to the site and surrounding area throughout the wildlife food chain.

We believe this development contravenes the local development plan with the site ear marked for light industrial use.

We would also question whether there is sufficient utility capacity (electricity/water and in particular waste water /sewage treatment capacity)

We therefore believe this application should be rejected.

Yours Faithfully,

Ian J Barks

Angela M Barks