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From: planningcomments@staffsmoorlands.gov.uk
Sent: 29 March 2026 15:02
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

[REDACTED]

Application Reference No. : SMD/2026/0052 Site Address: Former Anzio Camp Buxton Road Blackshaw Moor Leek
Staffordshire ST13 8TN Leek Comments by: Dean & Christine Connolly Blackshaw Grange Holiday Cottages

From:

Blackshaw Grange
Buxton Road
Blackshaw Moor
Leek
Staffordshire
ST13 8TL

[REDACTED]

Submission: Objection

Comments: We purchased Blackshaw Grange Holiday Cottages two and a half years ago and relocated to the Blackshaw Moor area to run the business as both our livelihood and our main residence. At the time of purchase, we were aware that planning consent had been granted for a holiday village on the neighbouring land. We supported that proposal, as it aligned with our business, the character of the area, and the wider goal of strengthening tourism within the Staffordshire Moorlands.

We are now extremely concerned to learn that the new proposal is not for a holiday village at all, but for 240+ residential dwellings and a retail unit, positioned directly opposite our entrance, which we share with the Camping and Caravanning Club site. This is a fundamental and alarming shift from the original intention for the land.

This development does not support or enhance tourism—something we understood to be a high priority for Staffordshire Moorlands District Council. We have attended several tourism events organised by the council and were encouraged by the strong emphasis placed on attracting visitors, supporting local businesses, and growing the tourism economy. A large residential housing estate of this scale runs completely counter to those aims.

From our perspective, the local housing market already offers a good supply of affordable homes for both young families and retirees. We question whether there is genuine demand for such a significant number of new-build properties in this specific location, particularly at the expense of established and growing tourism enterprises.

We have previously raised concerns about the safety of the A53 Buxton Road. There are currently no speed cameras, traffic volumes are already high, and the pavement is narrow and unsafe—especially for families, older visitors, or anyone with mobility challenges. Adding potentially 500 new residents directly opposite our holiday business will only intensify these issues.

Our guests choose Blackshaw Moor for its beauty, tranquillity, and rural character. A development of this scale, in this location, risks destroying the very qualities that attract visitors to the area. For us as a tourism business, it would be nothing short of a death knell.

We strongly urge the council to reconsider this proposal and to remain aligned with its stated commitment to supporting and growing tourism within the Staffordshire Moorlands.

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