

I am writing to formally object to the proposed construction of a housing development on the land to the rear of my property.

I have serious concerns about the suitability of this land for residential development and would respectfully ask the planning Authority to carefully consider the following matters before making any decision.

1/ Peat bog and ground conditions

The land is understood to be peat bog peatland and therefore raises significant concerns regarding ground stability, drainage and the suitability of the site for a residential dwelling cause settlement and instability and may also affect the natural drainage and water retention characteristics of the surrounding land.

I would ask that a thorough independent assessment of the ground conditions, including the depth and nature of the peat and the implications for foundations and drainage, be required before any permission is considered.

2/ Drain and flooding concerns.

The existing peatland plays an important role in ~~retaining~~^{retaining} and managing water. Building on or disturbing this ground could ~~also~~ alter natural patterns and potentially increase surface water potentially increase surface - water problems for neighbouring area properties and surrounding land.

I therefore ask the Planning Authority to require a proper drainage and flood risk assessment and consider the cumulative effect of the development rather than considering the proposed housing isolation.

3 Access and road safety.

The proposed site is accessed from a wide county lane directly towards a main road. I have concerns about the additional ~~the~~ traffic that a new development would generate, including vehicles entering and leaving the site and the potential on the safety and convenience of existing road users.

The suitability and visibility of the proposed access should therefore be carefully assessed particularly in the relation to the connection with the main road, existing traffic, pedestrians and other road users.

4 Impact on neighbouring properties.

The construction of development would also have significant impact on the existing residential environment.

Consideration should be given to privacy, overlooking, loss of amenity, noise, construction disturbance and the overall character of the area.

5 Suitability of the site

Taking the poor bog conditions, drainage ~~concerns~~ ^{concerns}, access arrangement and proximity to the county lane and main road into the account, I do not believe this is an appropriate location for residential development without substantiated evidence demonstrating that these issues can be safely and satisfactorily addressed. I respectfully request that the planning Authority carries out a thorough assessment of these matters and refuses the application if it cannot be demonstrated that the development would be safe environmentally, appropriate and would not adversely affect neighbouring properties or highway safety.

⑥ Macclesfield District General

a 370 Bed.

b A&E four hour performance was only 53.7 % in July 2026 75.4% nationally.

The CQC 2026 assessment also identified significant concerns in medical care and urgent and emergency care and rated the Trusts well led performance requires improvement.

would a 10,000, 12000 additional residents held.

Best Regards.

Adrian Henshaw.