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27 AUG 2026



Cheshire East Council (Strategic Planning Team),
Delamere House,
Delamere Street,
Crewe,
CW1 2LL

21 August 2026

Dear Strategic Planning Team,

Whilst I appreciate the Government and councils are under pressure to build new homes, I strongly object to the 291-hectare site proposed around Ashley.

This village has no services, such as GP and Schools. This will put additional pressures on surrounding villages. Transport links are minimal such as buses and trains, making it poorly connected. Every access road is narrow, windy and crosses a narrow bridge, making large-scale development completely unworkable. The bridge leading into Hale has recently had to be reinforced. Is this bridge, along with others in the area going to be considered safe enough to withstand the present and additional traffic on a long-term basis. Additional housing, will inevitably come with additional vehicles, and there is often more than one vehicle per household now-a-days. There is already an increasing amount of traffic in the area, not only cars, but lorries, coaches and cyclists. There have been tricky manoeuvres around the Bankhall Lane and Ashley Road junction leading to traffic delays. Also, vehicles already travel too fast in this area, making it unsafe. There are elderly, school children, wheelchair users, runners and dog walkers to name a few who use the footpaths nearby. There have been a few accidents in the area and too many near misses. My own family have had their own experiences; (a) my own father, who as a pedestrian came head to head with a speeding car over the recently repaired bridge. Thankfully he was okay, others may not be so lucky; (b) my mother and sister were in the car driving back to Hale from Ashley, when they were faced by an on-coming car going round the corner too fast and on 2 wheels. My parents, who live on [REDACTED] on the outskirts of Hale, no longer walk along the footpaths as they feel increasingly unsafe. The traffic also

speeds along Ashley Road, and pulling out of Madeley Close onto the main road is becoming increasingly challenging. Additional traffic is only going to add to the increasing risk to safety. These access road are not suitable, and the associated footpaths are not fit for purpose or safe for the present population, never mind additional residents.

The land is also protected Green Belt and valuable farmland, and the area includes sensitive landscapes, wildlife habitats and heritage settings that would be irreversibly damaged, with a likely increase risk of flooding and pollution to the Bollin, and surrounding land.

This proposal is inappropriate, with a risk to life. Consideration needs to be given to the present infrastructure for the present residents in the surrounding areas before embarking on any new scheme. I would strongly recommend it is removed from the Local Plan immediately.

Your faithfully,

A solid blue rectangular box used to redact the signature of the sender.

Sarah Thomson