

31st August 2026

FAO Strategic Planning Team,

We are writing to express our deepest concerns with regard to both the planning applications in progress and the speculative planning for potential building of houses in Sandbach.

A substantial number of houses have been built over the last 10 years in Sandbach, which has stretched the infrastructure of the town to the absolute limit. The enormity of proposed land outlined in the Local Plan Scoping Consultation is unfathomable and in no particular order, here is why:

The sheer volume of traffic in Sandbach is exceptionally high and due to being located so close to the M6 motor way it leaves us very exposed when there are incidents, of which there are unfortunately too many. As an example, on Friday 21st August 2026 there was significant disruption on the motorway due to accidents which resulted in it being closed for most of the day. The knock-on effect was that Sandbach was totally grid locked with both local & motorway traffic. Current traffic levels are already beyond what the existing road infrastructure can safely and efficiently support. The construction of new housing will further exacerbate congestion and create avoidable risks for residents.

At the heart of Sandbach is a beautiful Saxon Market town which provides a range of independent and well known high street shops. However, the facilities in the town do not meet the needs of the existing residents, which again will only increase should there be further houses. There is only one GP practice in the town, no NHS dentists for people over the age of 18 and no main stream schools have been built since the 1960's which simply does not keep up with the demand of a growing population. It would seem that every time developers apply for planning permission they promise to build in local amenities but unfortunately, they are very rarely delivered and appear to have no accountability for doing so.

It would appear that the vast majority of the speculative planning area across Sandbach consists of beautiful Cheshire countryside. The effect on wildlife & natural habitat would be considerable. Once lost, it can never be enjoyed by residents and visitor again! Whatever happened to 'Green belt'? Naturally, there are other issues to consider here, such as Pollution, consequences on the water table, disposal of sewerage to name just a few.

We have particular concern for the speculative planning in the Elworth area of Sandbach. Namely, "Land off A533 Elworth" & "Land West of Cooksmere Lane" It is entirely on prime agricultural land and would destroy the already decreasing countryside and have a devastating impact on the wildlife. As residents of London Road for over 30 years, we are blessed with an abundance of wildlife in and around our garden. We frequently have badgers to visit at night time, along with bats dancing in the sky. Tree Creepers, greenfinches, woodpeckers, nuthatches are just a few of the amazing birds that call our garden home. With the removal of their habitat, these specimens of stunning wildlife will be lost. There are many well established trees within these speculative areas, we assume all Tree Protection Orders will be actioned.

As previously mentioned, congestion of traffic is already a huge problem in all of Sandbach. When there is trouble on the motorway, London Road, which is already a busy road, can be at a standstill with traffic way past our houses heading towards Middlewich. This stretch of road is frequently used by United Utilities to collect water from a water supply to be taken to other locations in Cheshire East. This already causes considerable disruption due to the temporary traffic lights which are put in

place and the process that can go on for many weeks at a time 24 hours a day, if the amount of traffic was to increase further due to more houses being built, this road would be totally inadequate. Furthermore, please note that many properties surrounding the land off A533 are not connected to main drainage, both waste and rain water. These properties all have septic tanks with run-offs (land drains) running the full length of the afore mentioned land. It would not be possible to build on this land without affecting this drainage system.

Any construction that backs onto existing homes will inevitably cause significant disruption for neighbouring residents. The experience on Houndings Lane, Sandbach suggests that Cheshire East is prepared to accept a level of disturbance that is far beyond what most communities would consider reasonable. This sets a worrying precedent and raises serious concerns about future developments.

All of our neighbours who are aware of this speculative plan are deeply saddened by the prospect of the destruction of Elworth.

We very much hope you consider our concerns.

Yours Sincerely,

David & Kirsten Forster

Colin & Kathryn Pritchard

Jan Pointon

(REDACTED ADDRESS)

