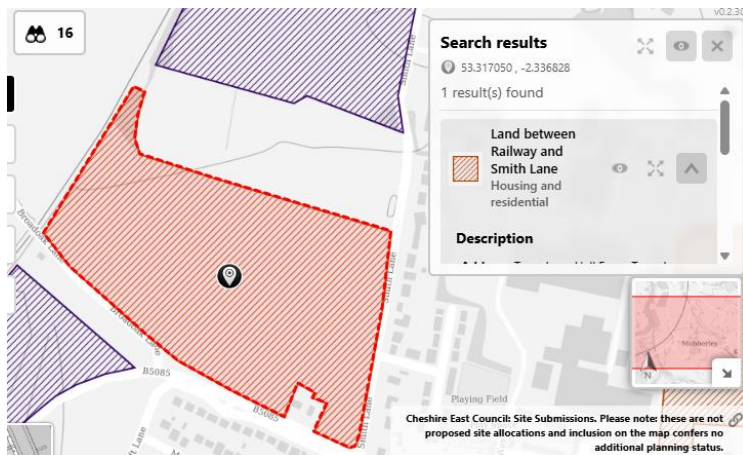


Land between Railway and Smith Lane, Mobberley



Basic overall comment

I object to the allocation of land between the railway and Smith Lane for housing development. The site is poorly positioned for significant residential growth due to its proximity to the railway, which may result in increased noise, disturbance, and reduced residential amenity for future occupants. Development would also place additional pressure on local roads, services, and infrastructure that are already stretched. The loss of open land would adversely affect the character of the area and could have negative impacts on local wildlife and biodiversity. Alternative sites should be prioritised before this location is considered for housing.

Infrastructure based comment

I object to the allocation of land between the railway and Smith Lane for housing development due to the significant pressure it would place on local infrastructure. Existing roads in the area already experience congestion, and additional housing would increase traffic volumes, worsening journey times and road safety concerns. Local services, including GP surgeries, schools, and public transport, are already under strain and may struggle to accommodate further population growth without substantial investment. There is no clear evidence that the necessary infrastructure improvements would be delivered alongside development. Approving this site risks overburdening community facilities and reducing residents' quality of life.

Traffic based comment

I object to the allocation of land between the railway and Smith Lane for housing development due to the adverse impact it would have on local traffic conditions and highway safety. The development would generate a substantial increase in vehicle movements on roads that already experience congestion, particularly during peak hours. Increased traffic would lead to longer delays, greater pressure on local junctions, and reduced road safety. There are also concerns for pedestrian safety, as additional

traffic would increase risks for those walking to local amenities, schools, and public transport stops. Without significant highway improvements, this development would create unacceptable traffic and pedestrian safety issues.

Green Belt focused comment

I object to the allocation of land between the railway and Smith Lane for housing development because it would result in the loss of valuable Green Belt land. The Green Belt plays an important role in preventing urban sprawl, maintaining the openness of the countryside, and safeguarding the character and identity of surrounding communities. Development of this site would erode this essential buffer, setting an unwelcome precedent for further encroachment into rural areas. The site currently contributes to the visual amenity of the area and provides environmental benefits, including wildlife habitat and green space. Housing should instead be directed to previously developed sites wherever possible.

Village Character and Identity comment

I object to the allocation of land between the railway and Smith Lane for housing development because of the harm it would cause to the village character and local identity. The site forms part of the rural setting that distinguishes the village from surrounding urban areas and contributes to its unique sense of place. Development would introduce a substantial area of housing that is out of keeping with the existing scale and character of the settlement, resulting in a more urbanised appearance. The loss of open countryside would diminish important views and the attractive environment enjoyed by residents. This proposal would fundamentally alter the village's character and erode its distinctiveness.

Airport Proximity Concerns comment

I object to the allocation of land between the railway and Smith Lane for housing development due to its proximity to the airport and the resulting environmental impacts. Future residents would be subjected to regular aircraft noise from arrivals and departures, including early morning and late evening flights, which could disrupt sleep, reduce quality of life, and adversely affect wellbeing. Noise levels may be particularly noticeable during periods of high airport activity and could limit enjoyment of outdoor spaces. In addition, aircraft emissions and airport-related traffic may worsen local air quality, increasing exposure to pollutants that can negatively affect public health, particularly among vulnerable groups.