

FAO David Clarke Your ref Denstone NDP

Dear David,

Further to your letter of 25th Oct 2023 ref the above.

My concern, as discussed, is with Para 4 of this letter in particular the Land at Vinewood Farm Marlpit Lane to accomodate "24 dwellings"!! This land is directly behind my property currently 2 fields occupied by Alpacas and the 2016 Plan merely quoted 5 dwellings, a huge difference. Photos attached taken from my back window show the fields ending in a hedge at present.

Any development will seriously affect our way of life, privacy and enjoyment of the beautiful Staffs countryside and its wildlife (Birds of Prey, Owls, unusual bird species etc) - That is why we moved here in our latter years and are very happy at present.

We appreciate the need for some development in places but, whilst we weren't entirely happy with the 5 dwellings on this land in Dec 2019, 24 dwellings is something we object to most vehemently and must also point out that such a possibility seems totally impractical not least of which due to Access. Because of Alton Towers, JCB and particularly Denstone College, Narrow Lane (which is aptly named) already serves as a rat-run for car and coach (not to mention agricultural) traffic. College Road is essentially a single track road in an ever decreasing state of repair courtesy of the numerous 4 wheel drives and coaches which pass along it. We won't even go that way either by car or foot for fear of accidents.

Our objections to the above are therefore: Traffic (Access), Privacy (seriously overlooked, noise etc), Disruption to an already over traffic-ridden village with deteriorating roads, pavements and facilities (such as they are), Drainage may be an issue and is ever more important these days and, finally an obvious effect on property values which, should this plan go ahead, will be of vital importance to those of us who may wish to leave which, as a pensioner with health issues, is not a course I would undertake lightly.

Yours Sincerely,
Adrian Paybody

[REDACTED]

[REDACTED]

[REDACTED]





