

24th September 2018

Angela Weate,
Moorlands House
Stockwell Street
Leek
ST13 6HQ (sent by email to: programmeofficer@staffordshiremoorlands.gov.uk)

Dear Angela,

In addition to those points I have previously made, I have further representations to make in relation to the MIQs published by the Inspector on 24th August 2018.

3.1 What are the implications of The Mount as a recreational resource for the allocation?

I can find no evidence that the council or the promoters of the land (SCC and Ollerton Estates LLP) have given any serious consideration to the value of the Mount as a recreational resource. The extensive documents submitted by CBRE in April and May make no acknowledgement of the recreational value of the Mount let alone how the impact of development might be mitigated.

The Green Infrastructure Study (May 2018) states on page 54 that one of the proposed priorities and actions is to “Maintain and upgrade the existing network of off-road paths, including the Staffordshire Moorlands promoted walks network (identified and described on the Council's web-site).” There is a 9 mile walk around Leek called the ‘Leek Landscapes: A Country Walk’. The walk takes in the full length of Mount Road. In the *Enjoy the Walk* section it notes that “The route passes mostly through attractive farmland and offers many interesting views of Leek and its setting.” Mount Road offers some of the best of these views given its elevated location. However, Map 7.1 ‘Green Travel corridors in and around Leek’ on page 73 highlights the fact that Mount Road is ignored as a GI resource in the study. The map also highlights the lack of any green travel corridors on the eastern side of Leek. This accentuates the importance of The Mount to people who live on the eastern side of the town given the lack of alternatives.

The Mount facilitates opportunities for walking, cycling and horse riding; supports people's interaction with nature; and encourages young children into green spaces.

I would also refer you to an appeal decision in 2005 relating to Land to the rear of Ashbourne Rd/Mount Rd, Leek relating to a proposed development for residential use including extension of High View Road. In the decision at paragraph 16 the Inspector recognises the popular and important long-distance views from Mount Road.

3.3 Should parts of the allocation be safeguarded as Local Green Space, Green Infrastructure (GI) or open space?

If the Inspector deems that parts of the Mount should be developed, attention should then turn to how this can be done in a way which mitigates the impacts of development and seeks to protect (to some meaningful extent) what is most highly valued by the hundreds of people who object to its development. I would suggest consideration should be given to the protection of important views by

way of a Local Green Space designation or the creation of public open space and the provision of a pedestrian/cycleway along the length of Mount Road given the likely increase in traffic movements. Careful consideration should be given to the scale and density of development – I am concerned that the housing numbers pursued by the council are too high due to the lack of suitable alternative sites around Leek and that this will make achieving some sensitive development on The Mount all the harder to achieve. Also, contrary to what I have read, I feel that it would be wrong to create a strong landscape belt along the western edge of Mount Road as this would further curtail the important views that Mount Road offers.

I can confirm that I wish to attend the Session 8 examination hearing – 09.30 Tuesday 16 October 2018
Matter 8 – Allocations Leek.

Yours sincerely

Richard Pigott

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Enclosures

- Leek Landscapes: A Country Walk – leaflet
- Appeal decision APP/B3438/A/04/1162874 - Land to the rear of Ashbourne Rd/Mount Rd, Leek