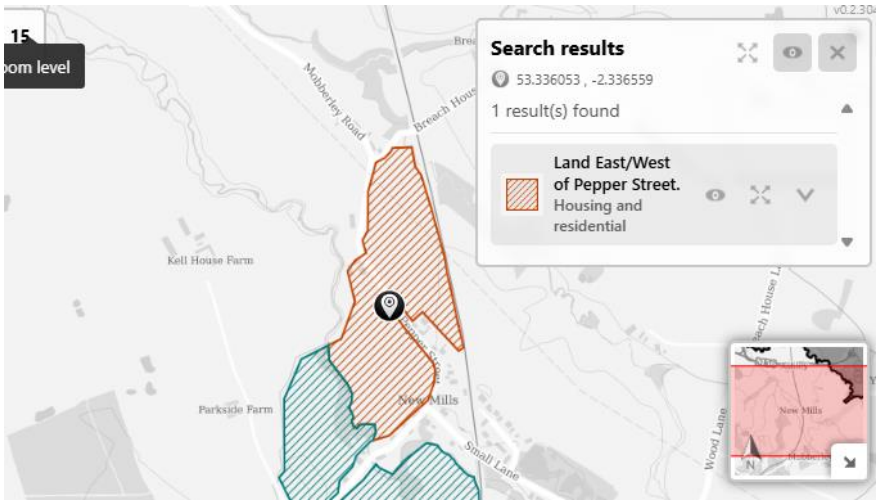
Land East/West of Pepper Street, Mobberley



Basic overall comment

I object to the proposed residential development at Land East/West of Pepper Street due to its likely adverse impact on local infrastructure, traffic, and the character of the surrounding area. The scale of housing proposed risks increasing congestion on already busy local roads, placing additional pressure on schools, healthcare services, and community facilities. The development could also result in the loss of valuable green space and harm the rural setting that contributes to the area's identity. Furthermore, concerns remain regarding environmental impacts, drainage capacity, and the ability of existing infrastructure to support significant population growth sustainably.

Infrastructure and lack of public transport-based comment

I object to the proposed housing development at Land East/West of Pepper Street due to the lack of infrastructure required to support substantial residential growth. Local roads already experience congestion and would be unable to accommodate the significant increase in traffic generated by the development. Public transport provision in the area is limited, with insufficient bus services and a lack of realistic alternatives to private car use for commuting, education, healthcare, and daily activities. This reliance on cars would worsen congestion and environmental impacts. Existing schools, healthcare services, and community facilities are also under pressure, making the proposal unsustainable without major infrastructure investment.

Traffic based comment

I object to the proposed residential development at Land East/West of Pepper Street due to the significant impact it is likely to have on local roads, infrastructure, and the character of the area. The development would generate substantial additional vehicle movements, increasing congestion on Pepper Street and surrounding routes,

particularly during peak commuting and school run periods. This could lead to longer journey times, reduced road safety for pedestrians and cyclists, and increased air pollution. The proposal would also place further strain on existing schools, healthcare services, and community facilities. In addition, the loss of green space and rural character would be detrimental to the local environment and residents' quality of life.

Residents View focused comment

I object to the proposed housing development at Land East/West of Pepper Street due to its likely adverse visual impact on existing residents and the surrounding landscape. The scale and extent of the development would significantly alter the area's rural character, replacing open green spaces with large areas of housing. Residents are likely to experience loss of attractive views, increased urbanisation, and a reduction in the sense of openness that currently defines the locality. The development could also appear intrusive within the existing landscape, adversely affecting the visual amenity of neighbouring properties and diminishing the character and quality of the area.

Village Character and Identity comment

I object to the proposed housing development at Land East/West of Pepper Street due to concerns about increasing urbanisation and the resulting loss of the area's rural character. The site currently provides an important sense of openness and serves as a clear separation between existing settlements. Development of this scale would extend the built environment into the countryside, creating a more suburban appearance and eroding the distinct identity of the area. The proposal would replace open land with dense residential development, reducing green space and altering the landscape permanently. This gradual urbanisation would have a detrimental impact on local character, amenity, and residents' quality of life.

Environmental Concerns comment

I object to the proposed housing development at Land East/West of Pepper Street due to concerns about its environmental impact. The development would result in the loss of open green space, reducing habitat availability for wildlife and diminishing local biodiversity. Increased housing and associated infrastructure could place additional pressure on natural resources and contribute to greater levels of noise, light, and air pollution. The significant increase in vehicle use is also likely to worsen carbon emissions and affect local air quality. Furthermore, development of this scale risks altering the natural landscape and undermining the environmental character that makes the area valuable