

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 31 December 2021 20:31  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** Ref FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Sir

█

[REDACTED]

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**From:**

**Sent:**

**To:**

**Subject:**

[REDACTED]  
31 December 2021 21:45

Proposed Disposal Of Public Open Space

FLW 049633 Talke Road Alsager land sell off

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I object very strongly to this sell off for the following reasons:-

This land will obviously be sold for development and we are as I understand it up to our maximum house requirement. As we have at least 2000 houses being built or already built surely this is sufficient

In this part of the town this green space is necessary for residents' exercise space to help their mental and physical health

Traffic issues are already horrendous in this area

What happened to Cheshire East's proposals to help the climate emergency? more and more building is not an answer. This green space could be used as an example of increasing planting for nature - trees, shrubs and wildflowers would be wonderful.

Please re-consider this Cheshire East. Don't be greedy!!

[REDACTED]

[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 31 December 2021 23:41  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I object to the proposed disposal of open space land at Talke Road ref: **FLW 040633** on the basis that the land is a natural space featuring local wildlife and well used by our local community for exercise, including walking and running. To dispose of the land as proposed diminishes the chance of wildlife to flourish and the community to achieve better physical and mental health. In an age where everything should be done to preserve, promote and improve green spaces, mental and physical health, this appears to be an active attempt to destroy all of the above.

Yours,

[REDACTED]

--

[REDACTED]

[REDACTED]

[REDACTED]

---

[REDACTED]



[REDACTED]

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**From:** [REDACTED]  
**Sent:** 31 December 2021 23:48  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir/Madam,

I would like to object to the selling off of recreational land when there are so few areas of open space for members of the community to enjoy.

I believe there is no justification for this detrimental action.

Yours faithfully  
[REDACTED]



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 31 December 2021 23:53  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

**This is an objection to**

Notice for proposed disposal of open space land; Land at Talke Road, Alsager, Stoke on Trent, Cheshire

**FLW 040633**

**Please acknowledge receipt of this email.**

[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 01 January 2022 08:56  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

## **FLW 040633**

I would like to express my concerns in the proposed buildings on land off Talke Road.

This email may be after the deadline but I only learned of this yesterday whilst walking my dog and was unable to read the details until today as I was working.

I regularly walk my dog there as it is flat and dry in the winter months. It is also a great place to walk your dog for anybody with a disability / limited mobility, as it is flat and mainly enclosed from the main road.

I also have concerns on how the extra motor vehicles accessing Talke Road will affect the area. It is already difficult for cars on Talke Road to pass as there are regularly cars parked on Talke Road making it a road which need to allow cars from the other direction to proceed. Already when the level crossing barrier is down, queueing cars can cause blockages on the Road. In the other direction (towards Linley Road) there are two 90° turns, and again a narrow road, these also are difficult to navigate because of parked cars and the restricted visibility caused by the bends, and the additional traffic here would build up and create queues.

My concerns with volume of traffic causing congestion, and loss of a great space to walk my dog cause me to write to you with my objections.

[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 01 January 2022 09:17  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

## **FLW 040633**

**The intention of selling this land to developers is an absolute disgrace. Alsager is cramped enough due to the land already sold and built on.**

**Our services are stretched to the hilt, we don't need more housing and more people.**

**This land is used for the people to walk and exercise.... There will be no niceness and greenery left in this town.**

**I realise these objections will no doubt be ignored as they usually are, but we as residents can only hope someone will listen for once!!!!**

[REDACTED]



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 01 January 2022 10:25  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW 040633

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear sir/madam,

I have only recently been made aware of the above.

[REDACTED] we rent the allotments from the town council and as such are an interested party.

We have not formally been made aware of this proposal, and in future would ask to be made aware of any future proposals or developments which would impact on all allotment sites in Alsager.

I notice from the plan it appears the access road to the Talke Road allotments is included for development. This would leave 30+ plot holders with nowhere to park, having to carry their tools and equipment over a fair distance. It also cuts off the only means of large vehicle access to obtain delivery of manure and skips.

This area is also a open green space in an already heavily developed area, used by walkers etc during lockdown.

I therefore would strongly object to this proposal.

Yours faithfully

[REDACTED]

[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 02 January 2022 15:00  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** Reference FLW040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

To Whom it may concern,

I would like register my objection to the proposed 'selling off' of the land next to the allotment off Talke road. (Ref. FLW040633)

This small field is a well used open space, where local people can exercise their dogs. This limits the use of the nearby common areas by dog walkers.

It is also off any significant roads. The proposal of building houses, would increase car traffic on to the Talke road. Given the already challenging junction on Clowes road adjacent to the Linley Pub /Convenience store / Motorways shop, this can only increase the accident risk for both car and pedestrians.

Regards,

[REDACTED]  
[REDACTED]



[REDACTED]

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**From:** [REDACTED]  
**Sent:** 03 January 2022 12:28  
**To:** [REDACTED] Proposed Disposal Of Public Open Space  
**Cc:** [REDACTED]  
**Subject:** RE: Comment on FLW 040633 Disposal of land off Talke Road, Alsager

[REDACTED] [REDACTED]

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Everyone

I had no notification of this until I saw it on social media [REDACTED]

It is annoying as the council hasn't had an opportunity to respond.

[REDACTED]

---

**Sent:** 31 December 2021 13:14  
**To:** ProposedDisposalOfPublic.OpenSpace@cheshireeast.gov.uk  
[REDACTED]  
**Subject:** Comment on FLW 040633 Disposal of land off Talke Road, Alsager

For the attention of the Head of Legal Services, Cheshire East Council

Ref: FLW 040633

I am sending a comment in relation to the above Notice of Disposal in relation to Cheshire East owned land to the north of Talke Road, Alsager.

I am not registering an objection but am puzzled as to why, to the best of my knowledge, neither Alsager Town Council nor the three CEC Members [REDACTED] were notified of this in November.

Alsager Town Council - on which all three Ward Members serve - is involved with allotments around the town and I understand that the entrance to this site from Talke Road - regularly used by Network Rail vehicles - leads onto the Talke Road Allotments.

There may or may not be implications for users of the allotments but prior consultation may have identified or ironed out any potential issues that might arise.

I would be grateful if an appropriate CEC Officer could inform us of the protocols surrounding notices of this nature and why, so far as I am aware, no direct approaches have been made to Alsager Town Council or the three Ward Members.



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 04 January 2022 14:39  
**To:** [REDACTED] Proposed Disposal Of Public Open Space  
**Cc:** [REDACTED]  
**Subject:** Re: Comment on FLW 040633 Disposal of land off Talke Road, Alsager

Well said

[REDACTED]

---

[REDACTED]

**Subject:** RE: Comment on FLW 040633 Disposal of land off Talke Road, Alsager

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Everyone

I had no notification of this until I saw it on social media by Sue.

It is annoying as the council hasn't had an opportunity to respond.

[REDACTED]

---

[REDACTED]

**Subject:** Comment on FLW 040633 Disposal of land off Talke Road, Alsager

For the attention of the Head of Legal Services, Cheshire East Council

Ref: FLW 040633

I am sending a comment in relation to the above Notice of Disposal in relation to Cheshire East owned land to the north of Talke Road, Alsager.

I am not registering an objection but am puzzled as to why, to the best of my knowledge, neither Alsager Town Council nor the three CEC Members [REDACTED] - were notified of this in November.

Alsager Town Council - on which all three Ward Members serve - is involved with allotments around the town and I understand that the entrance to this site from Talke Road - regularly used by Network Rail vehicles - leads onto the Talke Road Allotments.

There may or may not be implications for users of the allotments but prior consultation may have identified or ironed out any potential issues that might arise.

I would be grateful if an appropriate CEC Officer could inform us of the protocols surrounding notices of this nature and why, so far as I am aware, no direct approaches have been made to Alsager Town Council or the three Ward Members.

Best regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



[REDACTED]

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**From:** [REDACTED]  
**Sent:** 07 January 2022 12:36  
**To:** Proposed Disposal Of Public Open Space  
**Cc:** [REDACTED]  
**Subject:** Re: Disposal of open space FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hello

In realise the deadline has passed, but further to my previous email, can I suggest an alternative.

If the land is to be used for housing, why can't Cheshire East take advantage of owning the land, and build rented social accommodation. Many councils have used the land they own to make this happen. That would be so much better than just maximising capital income and giving developers another route to make vast profits at the public's expense.

[REDACTED]

---

**Sent:** 30 December 2021 10:41  
**To:** [proposeddisposalofpublic.openspace@cheshireeast.gov.uk](mailto:proposeddisposalofpublic.openspace@cheshireeast.gov.uk)  
<[proposeddisposalofpublic.openspace@cheshireeast.gov.uk](mailto:proposeddisposalofpublic.openspace@cheshireeast.gov.uk)>  
**Subject:** Disposal of open space FLW 040633

To Cheshire East Council

Ref: FLW 040633

I am writing to register my strong objections to the proposed disposal of open space at Talke Road. We need all our current open spaces to be accessible to everyone for purposes of health and wellbeing and recreation. This has become increasingly obvious during the past two years of the pandemic. What is more, it is stated that the purpose of the disposal is for residential development. No more houses are needed in Alsager which has seen an epidemic of development over the past few years. It would be far more appropriate to hand over the open space asset to Alsager Town Council to manage.

Yours sincerely

[REDACTED]  
[REDACTED]  
[REDACTED]



[REDACTED]

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**From:** [REDACTED]  
**Sent:** 08 January 2022 11:43  
**To:** [REDACTED] Proposed Disposal Of Public Open Space  
**Cc:** [REDACTED]  
**Subject:** RE: Disposal of open space FLW 040633

[REDACTED]

I fully agree with your comments. Most of this land is classed as a brownfield site, it is zoned in the Cheshire East Local Plan for residential development and has a timed out planning approval.

[REDACTED]

---

**Sent:** 07 January 2022 12:36  
**To:** Proposed Disposal Of Public Open Space <ProposedDisposalOfPublic.OpenSpace@cheshireeast.gov.uk>  
[REDACTED]  
**Subject:** Re: Disposal of open space FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hello

In realise the deadline has passed, but further to my previous email, can I suggest an alternative.

If the land is to be used for housing, why can't Cheshire East take advantage of owning the land, and build rented social accommodation. Many councils have used the land they own to make this happen. That would be so much better than just maximising capital income and giving developers another route to make vast profits at the public's expense.

[REDACTED]

---

**Sent:** 30 December 2021 10:41  
**To:** [proposeddisposalofpublic.openspace@cheshireeast.gov.uk](mailto:proposeddisposalofpublic.openspace@cheshireeast.gov.uk)  
<[proposeddisposalofpublic.openspace@cheshireeast.gov.uk](mailto:proposeddisposalofpublic.openspace@cheshireeast.gov.uk)>  
[REDACTED]  
**Subject:** Disposal of open space FLW 040633

To Cheshire East Council

Ref: FLW 040633

I am writing to register my strong objections to the proposed disposal of open space at Talke Road. We need all our current open spaces to be accessible to everyone for purposes of health and wellbeing and recreation. This has become increasingly obvious during the past two years of the pandemic. What is more, it is stated that the purpose of the disposal is for residential development. No more houses are needed in Alsager which has seen an epidemic of development over the past few years. It would be far more appropriate to hand over the open space asset to Alsager Town Council to manage.

Yours sincerely

[REDACTED]  
[REDACTED]  
[REDACTED]



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 31 December 2021 16:17  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW 040633 - objection

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir/Madam,

I wish to put forward an objection to the proposal to dispose of open space at Talke Road, Alsager.

I am concerned about the impact that this would have on wildlife, as the land will be used for building if it loses its protection as open space. Building plans will undoubtedly have an environmental impact, as there would be added pollution and a loss of natural habitat for wildlife.

I am also concerned that this would put additional pressure on infrastructure in Alsager. We have had a large number of developments take place in Alsager over the past 10 years. This had caused an increase in traffic and in infrastructure being used. In particular, I am concerned about the impact on the roads. We regularly get sinkholes on the main roads in Alsager, made worse by there being so many vehicles used to transport building materials. I am concerned that further developments will make these issues worse.

Kind regards,

[REDACTED]



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 31 December 2021 16:21  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW 040633

[REDACTED] [REDACTED]

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I wish to object to the disposal of Land at Talke Road Alsager.

I am objecting on the following grounds -

1. Cheshire East Council have declared a climate emergency and have an Environment Strategy Document in place to deal with the climate emergency, <https://www.cheshireeast.gov.uk/environment/carbon-neutral-council/environment-strategy.aspx> I would like to draw your attention to this, 6. PROTECT AND ENHANCE OUR NATURAL ENVIRONMENT Our natural environment provides us with multiple benefits including improving air quality, conserving biodiversity, reducing flood risk and capturing carbon. It contributes to our 'Quality of Place' and enables people to enjoy the outdoors contributing to their physical and mental wellbeing and to our economy. However, we cannot take this for granted and if economic growth is to be sustainable, we must ensure a parallel increase in the quality of our natural environment.
2. Cheshire East Council has failed in its duty to notify public bodies of the land disposal. They have not notified Alsager Town Council. Putting an advert in the local Chronicle newspaper on the 9th December, notifying residents of Cheshire East Council, I am sure if CEC were aware that the library was closed for 4.5 days over the holiday period and residents were unable to view the plans.
3. The plan provided on your website, is misleading or wrong. The plans are saying that the row of terraced houses that back onto the land, will NOT be able to access the rear of their properties, they have off road parking at the rear and this appears no longer to be in the case in your plan.
4. Cheshire East Council failed to put a notice, on the site gate to notify residents and relevant stakeholders.
5. The site is used daily by dog walkers.
6. The site is valuable asset for flora and fauna, mother nature has taken care of that site for many years and there is an abundance of wildlife and wildflowers.
7. The site is a valuable asset to the nearby residents and dog walkers, it is good for their mental health to be able to see and use valuable open public spaces.
8. Cheshire East Council are trying to plant as many trees as possible to combat our climate emergency, however on this site you wish to rip up trees, taking away the homes of many birds and there have even been bats seen at the site. [https://www.cheshireeast.gov.uk/council\\_and\\_democracy/council\\_information/media\\_hub/media\\_releases/cheshire-east-announces-tree-planting-for-2020.aspx](https://www.cheshireeast.gov.uk/council_and_democracy/council_information/media_hub/media_releases/cheshire-east-announces-tree-planting-for-2020.aspx)

## 28/02/2020 - Cheshire East announces tree planting for 2020

Cheshire East announces tree planting for 2020. 28 February 2020. Cheshire East Council has announced that more than 6,000 trees are planned to be planted across the borough during this planting season (ending March 2020) and is encouraging residents and businesses to do the same.

[www.cheshireeast.gov.uk](http://www.cheshireeast.gov.uk)

9.

10. I would like to request that an extension is given to residents to make comments and that you engage with Alsager Ward Members and Town Council

## Environment Strategy - Cheshire East

Environment Strategy . We have brought forward the development of our Environment Strategy as the UK Parliament declared an environment and climate emergency on 1 May 2019.

[www.cheshireeast.gov.uk](http://www.cheshireeast.gov.uk)

10.

[REDACTED]

[REDACTED]



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 31 December 2021 16:50  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** Fwd: Delivery Status Notification (Failure)

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

----- Forwarded message -----

**From:** [REDACTED]  
**Date:** Fri, Dec 31, 2021 at 4:45 PM  
**Subject:** Delivery Status Notification (Failure)  
[REDACTED]



### Address not found

Your message wasn't delivered to [ProposedDisposalOfPublic.OpenSpace@cheshireast.gov.uk](mailto:ProposedDisposalOfPublic.OpenSpace@cheshireast.gov.uk) because the domain [cheshireast.gov.uk](https://www.cheshireast.gov.uk) couldn't be found. Check for typos or unnecessary spaces and try again.

The response was:

[REDACTED]

----- Forwarded message -----

[REDACTED]  
**To:** [ProposedDisposalOfPublic.OpenSpace@cheshireast.gov.uk](mailto:ProposedDisposalOfPublic.OpenSpace@cheshireast.gov.uk)  
**Cc:**



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 31 December 2021 17:02  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** Alsager REF - FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Date: Fri, 31 Dec 2021, 16:24

Subject: Alsager REF FLW 040633

Dear Sir,

I am writing in reference to the proposed sale of open space, off Talke Road, Alsager, for housing.

This space is used by dog walkers in particular and has a shared access to allotments.

I would be sorry to see this piece of land sold to a developer.

I also consider that road access to any new houses would create extra congestion to an already busy junction at Clowes Avenue.

Please register my objection to this proposal.

Kind regards,

[REDACTED]

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 31 December 2021 17:04  
**To:** Proposed Disposal Of Public Open Space  
**Cc:** [REDACTED]  
**Subject:** FLW040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

To whom it my concern,

I email with regards to the disposal of land on Talke Road, Alsager.

Firstly this would be damaging to environment to allow more houses to be build in an already over crowded / populated village. The council have a duty to protect wildlife and preserve this wherever possible. There are significant number of local residents who use the space for recreational activities such as walking, dog walking and the like. There are many trees providing homes for wildlife in their natural habitat. There is not much of alsager that remains undeveloped for wildlife now which is an issue. It should be the council responsibility to protect what is left of the natural habitat for animals and wildlife.

There is a distinct Lack of facilities such as high schools, doctors and dentists already for people to use. The infrastructure is not being improved to allow for the growth of the area. Alsager is becoming so heavily populated it certainly does not require more housing to be crammed into what is a small part of green land available or natural landscape.

Plans for a development in this area have already been previously rejected several times over the past decade so it's unreasonable to allow this now.

Noise pollution and pollution general in alsager is becoming an issue the more and more populated the area gets not to mention congestion and poor road links.

Finally, the letter of information regarding this development/ sale of land was only presented to residents of the area on 30th December with a deadline for comment on 31st December. This is clearly not enough time to digest the information and collate a detailed response with concerns. There are may more than what I have briefly mentioned above but with just 24hours and over the festive period, it is not a good enough notice period from the council.

Look forward to your response shortly.

Kindest Regards,

[REDACTED]



[REDACTED]

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**From:** [REDACTED]  
**Sent:** 31 December 2021 17:08  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Please Do Not sell off this parcel of land for housing ( **FLW 040633**) It is one of our remaining open spaces in Alsager. In addition to being well used for dog walking, it supports wild life and in summer has lots of wild flowers which again supports wild life and insects. Please plant more trees on it instead and let us continue to enjoy this public amenity.

[REDACTED]

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 31 December 2021 17:21  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** Talke Road land disposal

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hello,

I am writing to object to the land at Talke Road being disposed of by CEC. Ref number FLW 040633. It is well used by the local community, including myself for dog walking and outdoor exercise. It will be a great shame if it is lost.

It is also a wildlife corridor and Cheshire East should be planting trees on that land rather than disposing of it, they have called a Climate Emergency after all.

[REDACTED]

Best Wishes,

[REDACTED]

[REDACTED]



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 31 December 2021 18:31  
**To:** Proposed Disposal Of Public Open Space  
**Cc:** [REDACTED]  
**Subject:** Reference: FLW 040633 Disposal of Open Space Land at Talke Road, Alsager  
**Importance:** High

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

With regards to myself only recently seeing your intention to dispose of the area of open space land at Talke Road, Alsager, I wish to oppose this on the following grounds:

- \* A number of varieties of wildlife live on that area, and after all the other building in Alsager of recent years and still being undertaken, it needs to be left well alone. It's NOT wanted for housing, just leave this green space as it is, please!
- \* It is regularly walked by people on our estate, those with and without dogs, I myself live at the beginning of Clowes Avenue, many people will not even be aware of this intention of yours as our estate is made up of a large amount of elderly residents who may not have access to the internet at all.
- \* If houses are to be built, which no doubt they probably will be, this will be a done deal already, but which schools are being extended or newly built? Are new doctors and dentists being opened? No, not at all, no one thinks of what else is required when Alsager is becoming more and more populated.
- \* From what I can see of the plans, IF houses are to be built in the future, there is only one point of vehicular access to the land, this is already a busy little stretch of road, let alone without lorries, etc turning into the road, and as it's almost opposite Clowes Avenue anyway, suddenly large amounts of traffic leaving there will no doubt cause some issues.

Please, for once, just leave it as it is. There's too many people out there just making money and being greedy, children need somewhere to play and watch wildlife.

Kind Regards

[REDACTED]

[REDACTED]

---

**From:**

**Sent:**

**To:**

**Subject:**

[REDACTED]  
31 December 2021 18:22

Proposed Disposal Of Public Open Space

OBJECTION - FLW 040633 - Land at Talke Road, Alsager

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear sir

I write in objection to the Council's proposal FLW 040633, to dispose of public open space in Talke Road, Alsager.

I object on the following grounds:

1. The land designated under the proposal is recreational land, used mostly by dog walkers and families. Given the increase in mental health issues in our society, open space is now a more critical necessity than ever before.
2. This is a heavily populated area that relies on this land and the adjacent Mere Lake Way for green space for families and residents. Given the concerns around increases in childhood obesity, diabetes, heart disease and cancer, we should be preserving open spaces that can be used by residents to exercise and socialise.
3. To request a change of use for housing is ridiculous. This area is already well developed with almost no breaks in housing. Alsager has tolerated enormous amounts of development at the bottom of the town, there is absolutely no need to add further pressure to the infrastructure by developing on Talke Road.
4. This area of the town has fallen foul to flooding over numerous years which has hopefully now been remedied. Development of this land could disturb the delicate balance of the current environment, risking further flood events to residents.

I strongly object to Cheshire East seeking to offload its open space responsibilities to make money. Investment should be made to preserve the land for the health and well-being benefits of all residents. If the Council is determined to 'offload' the land then I would suggest that this is offered to Alsager Town Council as a gift on the proviso that it is protected for the good of all Alsager residents.

Yours faithfully

[REDACTED]  
[REDACTED]  
[REDACTED]



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 31 December 2021 18:52  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** Talke road open space

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

So you want to build on open space when we have so little left.  
I object to this on the grounds of extra pollution and eradication of our open spaces.  
They are not yours to sell! They belong to us!  
Sent from my iPad

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 31 December 2021 09:43  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

To whom it may concern

I oppose this sale as the council has been approving building houses (way too many) and warehouses without improving the town centre, local schools, road infrastructure etc.

Will the Alsager residents benefit from any of this?? I cannot see any benefit especially with the size the schools increasing dramatically, locals will not be able to fill the jobs provided, less 'policing per head'.

It is a shame what has happened in the last few years. There is no way any councillors live and have to deal with this in Alsager.

Regards

[REDACTED]



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 31 December 2021 10:49  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** Talke road FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear sir/madam,

I would like to object to the proposals to dispose of the public space.

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 31 December 2021 12:06  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW 040633 (Talke Road, Alsager)

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Sir / Madam

I wish to comment on the proposed disposal of this land for the building of 110 houses.

I do not object to some houses being built on part of this land, but feel that the number is excessive, and will have a negative impact on the local area for the following reasons:

1. Talke Road is already very busy, and vehicles accessing the new houses will generate more traffic at a narrow junction.
2. The access to the allotments will be restricted.
3. Local dog walkers will lose access to the safe and more or less enclosed area for exercising their dogs.
4. The residents of the terraced houses between the land and Talke Road will lose access to their parking area behind the houses, leading to more on road parking close to the blind corner going into Linley Road.

I hope that the decision to sell the land could be delayed while due consideration is given to local concerns.

I also trust that one of the conditions of sale will be that small, local builders could be given priority over the big national companies.

Also smaller homes for first time buyers or down-sizers should predominate.

Thank you

[REDACTED]



[REDACTED]

---

**From:**

**Sent:**

[REDACTED]  
31 December 2021 12:12

**To:**

Proposed Disposal Of Public Open Space

**Subject:**

Disposal of Public Land off Talke Road, Alsager. Ref: FLW040633.

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir/Madam/Ms/Mx etc.

I was informed of the council's decision to sell the parcel of land behind houses along Talke Road , opposite the Linley public house, for housing.

This, in my opinion, has been conducted in a very underhand and secretive way. No notification or consultation with residents adjacent to the proposed development has been done at all. The first we knew about this was when a concerned councillor from Alsager town council posted a leaflet through the door on 30th December 2021. After reading the information contained in the leaflet I noticed with dismay, that the last day for objecting to the rubber stamping of this plan was 31st December 2021.

As you are aware almost all of Cheshire East council offices have been "unavailable" or unstaffed from at least 24th December 2021 and will remain so until at least 4th January 2022 due to the extended bank holidays. This will mean objections to the proposal will not be able to be expressed to the council before the deadline expires.

There have already been several new housing developments in Alsager in recent years and a new, large industrial estate has also been built on the Crewe road close to the lights on the M6 junction 16 road. These Developments have already substantially increased the population of the town and also heavy traffic on roads that are often narrow and twisting and unsuitable for large vehicles. There have not been any commensurate increases in services to support this breakneck development. In fact services have been decreased in recent years and there is no longer a bank in the town. To support this amount of development, infrastructure must be initiated with health, schools, roads etc.

A substantial number of residents near this part of the town will object to this move especially now they have been alerted to it.

I am therefore requesting a delay in the process so that the residents can be informed and consulted with on this matter as soon as possible.

Best regards

[REDACTED]



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 31 December 2021 12:43  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** Re: FLW 040633 - Objection

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Sorry, another email - another resident has also been checking their deeds and it says that the council and highways have a responsibility to keep vehicle access to the rear of these properties, or words to that effect. Please would you ensure any plans adhere to this? Talke Road is already a nightmare for traffic (it's a rat run) and parking (one side of the road tends to be parking so cars struggle to pass), if all of us in this row of housing then also have to park on the main road, well there just isn't enough space. There's a small parking area for the Merelake Way but council have already put signs there saying it's for walkers, so not for us residents. But even if we could park there, there's only a few spaces and the council are frequently threatening to introduce parking charges across the town. Again, it just seems that those on the lowest income and lower priced housing are just being forced into worse positions. Most of us need a vehicle to get to work as the buses and trains don't go to where we need to go and even if they did, they cost a lot more than driving.

Thanks for listening to my waffles. I do get that most areas will be built on, but consideration needs to be given to parking, access, infrastructure including doctors and dentists. And the environment. The green area behind our houses is an ideal wildlife habitat - its destruction will be so depressing.

Thank you, [REDACTED]

[REDACTED]

> On 30 Dec 2021, at 20:42, [REDACTED]

>

> Further to my earlier objection, a number of residents were outside talking about this proposal earlier. They said the deeds to the properties suggest that the council do not own the access road so how can the council sell land that is not owned by the council?

>

>> On 29 Dec 2021, at 21:11 [REDACTED]

>>

>> Hello Cheshire East

>>

>> This is my written objection to the proposed disposal of public open space behind Talke Road, Alsager.

>>

>> I've just been made aware of the proposal this evening. As a resident in this area, I'm very concerned about what will happen to the access to our parking spaces and where our bins will be collected? I'm also very concerned about yet another loss of wildlife habitat. The reason I like living here is due to the green space? Parking is already problematic in Talke Road and with most households having at least 2 cars (as Alsager is a commuter town), where are the residents to park without creating chaos and further frustration?

>>

>> I'm baffled by the proposal as it seems like a cheap money making / saving exercise with little thought to long term impact on the local area?

>>

>> I know times are hard for councils, but hasn't this pandemic taught us the need for green space for mental health? And where will people park? Bin collections??

>>



>> Thank you for your time,

>> [REDACTED]

>>

>> [REDACTED]

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 31 December 2021 13:14  
**To:** Proposed Disposal Of Public Open Space  
**Cc:** [REDACTED]  
**Subject:** Comment on FLW 040633 Disposal of land off Talke Road, Alsager

[REDACTED] [REDACTED]

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

[REDACTED]

Ref: FLW 040633

I am sending a comment in relation to the above Notice of Disposal in relation to Cheshire East owned land to the north of Talke Road, Alsager.

I am not registering an objection but am puzzled as to why, to the best of my knowledge, neither Alsager Town Council nor the three CEC Members - [REDACTED] - were notified of this in November.

Alsager Town Council - on which all three Ward Members serve - is involved with allotments around the town and I understand that the entrance to this site from Talke Road - regularly used by Network Rail vehicles - leads onto the Talke Road Allotments.

There may or may not be implications for users of the allotments but prior consultation may have identified or ironed out any potential issues that might arise.

I would be grateful if an appropriate CEC Officer could inform us of the protocols surrounding notices of this nature and why, so far as I am aware, no direct approaches have been made to Alsager Town Council or the three Ward Members.

Best regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



[REDACTED]

[REDACTED]

[REDACTED]

**From:** [REDACTED]  
**Sent:** 31 December 2021 14:20  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Please find enclosed my objection to the above proposal.

#### NATURE

This site is home to a healthy population of native birds, some of which that nest here year after year. It is regularly visited by birds of prey. There is a rich biodiversity of wildlife that thrives here from bees, insects, foxes, birds and many others animals.

In a town where green space is rapidly disappearing this is a small little haven of tranquillity and nature. A time where climate change and green spaces are in the forefront of a global agenda, and yet Alsager council are proposing building on many green spaces. Shame on you all.

This area is used on a daily basis by dogwalkers. Where will dogs get to run and play in an ever increasing concrete world? Children play here in safety away from the busy roads, an safe outdoor space to get fresh air and exercise.

#### ACCESS

The area marked in the plans shows that the unadopted access roads. These roads allow access to the properties on Talke Road in particular 133 upwards. The properties would lose that access and the parking that is included in their property deeds. Will these residents be receiving some form of compensation for the loss of their property or will this all get tied up in legal battles? Where are the residents expected to park as Talke Road is already heavily parked and often congested. Also where would the bins be collected from as currently they collect from the rear of property. Its an awfully long walk round dragging a bin if you live at 161 upwards, and what if you're elderly !! Network Rail also use the access roads to unload heavy machinery and gain access to the railway. How would they be able to maintain a safe rail network from there ?

The allotments use that access road to park whilst going to their allotments, where do they go? Is that the next development ..disposing of the allotments for housing? Again a time when being green and growing your own vegetables is being encouraged, you, the council seem hellbent on making it as difficult as possible!!

#### TRAFFIC

Talke road already is a busy road and is often used as a cut through route when the M6 is under pressure. It is essentially a single track road due the parked vehicles all the way down one side and can often take several pull ins to get up and down the road. Cars regularly mount the pavement and drive with two wheels on pavement. Its an accident waiting to happen ... and factor in all the cars that will additionally parked on Talke road if the residents lose access to their parking on their property at the rear of their houses

With the housing development on Twyford reaching near completion, these houses will also use Talke road as a cut through to get to town or the M6 increasing the traffic on this bus route that is Talke road.

#### INFRASTRUCTURE

Currently the high school is full. Long waiting list for nurseries. The doctors and dentists all full. Where do the residents of this proposed development go ?

The drainage in the town is already collapsing under the additional pressure of all the new builds in the town. How many sink holes have appeared in Alsager recently?? Power cuts becoming more frequent!

We need investment in these areas before building new houses.



Please register my objection to the proposal

Yours sincerely

[REDACTED]

[REDACTED]

[REDACTED]

---

**From:**

**Sent:**

[REDACTED]  
31 December 2021 14:56

**To:**

Proposed Disposal Of Public Open Space

**Subject:**

reference FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

## PROPOSAL

1. The Cheshire East Borough Council proposes, in accordance with Section 123 of the Local Government Act 1972 (as amended by Section 118 of the Local Government Planning and Land Act 1980) to dispose of an area of open space land at Talke Road, Alsager, Stoke on Trent, Cheshire shown edged red on the plan accompanying the formal notice.

2. The proposal is that the freehold interest held by the Council in the open space land be disposed of. The disposal is required for the purpose of residential development.

## COMMENTS

1. Have all local residents that will be affected by this proposal been notified?

2. It is currently an area of open space in a town which is increasing having countryside built on.

2. The access points are likely to be near the junction of Clowes Avenue or on the bend of Linley road.

3. One boundary line will be near the railway, which inherent issues of safety and noise

I object to the selling off of CEC land without full notification of all residents in the locality.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]





Virus-free. [www.avast.com](http://www.avast.com)

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 31 December 2021 15:08  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW 040633 - Notice for proposed disposal of open space land; Land at Talke Road, Alsager, Stoke on Trent, Cheshire

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

[REDACTED]

I write as an individual [REDACTED]

I am concerned that Alsager Town Council, and therefore individual councillors, have not received any prior notification or indeed been formally notified of this proposed disposal of land.

The piece of land subject to the disposal and as edged red on the advertised plan, currently provides a rear access to the properties of residents of 133 – 167 Talke Road and a public right of access to the field and adjacent open space. In particular there is a legal right of access to the Talke Road allotments, which are the responsibility of Alsager Town Council and as provided within the 125-year lease between Alsager Town Council and Cheshire East.

As such, I [REDACTED] and Alsager Town Council have a clear interest in this land and as to how any disposal will impact on the allotment tenants legal right of access as well as the residents and the public.

I am also concerned and disappointed that given recent discussions with CE on the future disposal of assets that councillors of Alsager Town Council have not received any specific or prior notice of this intention.

I request clarification and discussion on these issues before any decision regarding disposal is made.

Kind Regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



\_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 31 December 2021 15:58  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I have seen the proposed plan to sell the land at the rear of my house on [REDACTED]. Included in the plan is the service road at the back of my house that gives access to my garage. I and other neighbours believe that it is not yours to sell and that the road belongs to the residents. This ownership of the road was raised by my solicitor when I purchased the house about 15 years ago who said that it belongs to all of the residents but it was unclear as to who had to maintain the road. I was ok with this at the time of signing for the house and there has been no problems so far.

In the past I have raised this matter with past planning applications but then the plans have gone no further. If you take the land then we will never be sure if we can still gain access on the road to the rear entrances to our houses. May I also add that the cross roads by the corner shop and Motorways shop is so dangerous as delivery vans block the view to egress from the junction

I would appreciate a response to this email please.

[REDACTED]

Thank you



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 30 December 2021 18:00  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

To whom ever it may concern,

I am emailing to provide my concerns about the proposed building of new houses (REFERENCE NUMBER FLW040633). The area of concern is located extremely close to houses that were built well over 100 years ago and a lot of digging and building going on in the area would potentially have an effect on the stability of properties. Also the road they are planning to build them off is also currently very busy, and the additional traffic would make the road have an even higher volume of traffic. This area currently gets used a lot for children, dogs and families for recreational use.

I do believe that the land used to have diesel storage for the old trains so could also be a cause for concern.

I hope this email is clear and helps to explain some areas for concern for the potential development.

Kind regards,  
[REDACTED]

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 30 December 2021 18:40  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** Reference FLW 040633 - land disposal at Talke Road

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I am emailing to object to the disposal of land at Talke Road, Alsager, reference FLW 040633.

I am objecting on the following grounds:

1. Loss of biodiversity. Much of this area is currently an unmaintained open area allowing wildlife to flourish undisturbed.
  2. Loss of open recreation space for the residents. The area is used by residents for exercise. As the area has a high proportion of older residents it is important that they have accessible green areas within walking distance. It is not in any way 'surplus' land, it is land used by local residents.
  3. Failure to follow government guidelines on disposal of land
- [REDACTED]

These state:

"The appropriate level of investment determined prior to disposal". Has this been done to ensure the best possible return on the site? There is no evidence of this and it needs to form part of the consultation.

"Every disposal having clear objectives from the outset". The objectectives for the disposal aren't stated anywhere.

"Early and meaningful engagement with other public bodies". There has been no engagement with Alsager Town Council at all, let alone early and meaningful engagement. By extension none of the local residents knew about this until yesterday.

How can there have been any form of meaningful engagement when nobody knew about it, nobody knows why it is being sold and what investment will be needed before being sold.

Regards

[REDACTED]



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 30 December 2021 18:56  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Re proposed disposal of public open space off Linley Road, Alsager (FLW 040633)

I wish to object to this for several reasons:

This has been public open space for many years, and is invaluable as such for local residents, dog-walkers, and children.

It is also a valuable area for wildlife - animals and plants.

It provides a "green lung" in a largely built-up area. Alsager has a very low total area of public open space per head of population, especially with all the new building we already have. The town needs more public open space, not less.

The area as shown on the plan includes the road which gives access to the rear of the houses (numbers 133 to 167) opposite the Linley pub, where they have garages and/or parking spaces. They have no suitable alternative parking space at the front on Linley Road.

In fact, the plan area seems to include some land which actually belongs to the houses.

It also cuts off the only access to the well-used allotment site which is to the west of the area.

Linley Road is a narrow road with sharp bends which already has too much traffic and too little off-road parking. Building more houses and causing more traffic, with the extra air and noise pollution, should be out of the question.

This area was not included as a possible area for development in the recently-made Neighbourhood Plan, so should not be considered for development.

Yours sincerely,

[REDACTED]

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 30 December 2021 19:40  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Re the above ref no. Additional information. Having discussed the proposal with neighbours we are interested to know why, as the affected parties, and common courtesy we would have been notified of the proposal by letter, which none of have received.



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 30 December 2021 20:43  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** Re: FLW 040633 - Objection

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Further to my earlier objection, a number of residents were outside talking about this proposal earlier. They said the deeds to the properties suggest that the council do not own the access road so how can the council sell land that is not owned by the council?

> On 29 Dec 2021, at 21:11, [REDACTED]  
>  
> Hello Cheshire East  
>  
> This is my written objection to the proposed disposal of public open space behind Talke Road, Alsager.  
>  
> I've just been made aware of the proposal this evening. As a resident in this area, I'm very concerned about what will happen to the access to our parking spaces and where our bins will be collected? I'm also very concerned about yet another loss of wildlife habitat. The reason I like living here is due to the green space? Parking is already problematic in Talke Road and with most households having at least 2 cars (as Alsager is a commuter town), where are the residents to park without creating chaos and further frustration?  
>  
> I'm baffled by the proposal as it seems like a cheap money making / saving exercise with little thought to long term impact on the local area?  
>  
> I know times are hard for councils, but hasn't this pandemic taught us the need for green space for mental health? And where will people park? Bin collections??  
>  
> Thank you for your time,  
> [REDACTED]  
>  
> [REDACTED]

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 30 December 2021 20:59  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** Ref: FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear sirs

I would like to formally object to the proposed change of use of the land off Linley Road Alsager cited Ref: FLW 040633

To change the use of this much used natural area to housing would be a loss to the hundreds of people who use it to walk their dogs daily and the children who play there.

I also believe that the increased traffic at the junction with Cromer Ave would cause congestion and create an added danger for pedestrians and drivers alike

Kind regards  
[REDACTED]

Sent from my Galaxy



**From:** [REDACTED]  
**Sent:** 30 December 2021 22:07  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** Objection to the sale of land at Talke Road (Ref. FLW040633)

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir/Madam,

I am writing to object to the proposed disposal of land at Talke Road. I live at, and own outright, [REDACTED] and will be directly affected by the proposed sale. I have a number of points to make as follows:

1 - The land included in the proposed sale is former railway land and wasn't built on in 1986 when the houses at 133 to 167 (odd numbers only) were built. This was because the land was considered contaminated and therefore unfit for use for domestic purposes. I remember this well as I have owned my house from new. Why is the land now considered fit for domestic buildings when environmental standards are considerably more restrictive now than they were 35 years ago.

2 - I am greatly concerned about the access to my rear parking space and those of my neighbours who not only own rear parking spaces but also garages accessed from the service road directly behind houses 133 to 167 (odd numbers only). Will there be a guarantee included in the proposed sale that the householders will continue to have the same access rights after the proposed sale as they currently have. If not, it would be necessary to park on the road in front of the houses making the road even more congested than it is now. This would also severely impact on the value of the houses.

3 - The land in the proposed sale is valuable amenity land and numerous dog walkers and other people use the land regularly. It is also the access to allotments. Will there continue to be guaranteed rights of access over the land to access the allotments.

4 - The entrance to the current service road off Talke Road going behind houses 133 to 167 (odd numbers only) is very narrow and nearly always blocked on one side by parked cars, either from residents or people visiting the Bargain Booze Convenience Store on the corner of Clowes Avenue. It is already extremely dangerous to both exit and enter Talke Road at this point. Adding further traffic from additional housing to what is already a congested and dangerous location would be madness.

5 - I purchased [REDACTED] because of the open countryside view behind the house. Birds nest in the trees and other wild animals live on the land. There are an ever decreasing number of open spaces in Alsager already so

potentially taking away another one is unacceptable in my opinion. The hills on the land and trees and extensive vegetation offer a buffer to the sound of the frequent trains on the mainline railway track through Alsager running alongside the land. Removing these for housing would be very unwelcome.

Yours faithfully

A solid black rectangular box used to redact a signature.



**From:** [REDACTED]  
**Sent:** 31 December 2021 01:09  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Whom it may Concern,

I am writing to express my reasons for objections on the above proposal FLW040633 Talke Road.

Thank you in advance for your time in fully considering what is a lengthy email of concerns regarding the proposal and the area.

The proposed areas is one of nature in an otherwise built up area. We are reducing the biodiversity and ecosystems of Alsager by over developing all its' slightly open spaces, especially as there is current work in the close vicinity already creating more housing space (surely this has created income and is ongoing support for the local economy without needing to seek other areas too).

Both animals and variety of plants are forced out as they have no where to go to or move onto now as each neighbouring area is also at risk or already being built upon. We are loosing established areas of nature, which I am sure you may say plans state they will replace this but experience and evidence from previous projects in Alsager alone show this will be with brand new plants which will take many years to get to the size and scale of current landscape and therefore Air quality and other benefits from these established areas will be reduced further in an already highly populated and increasing building area.

Another concern which is relevant, but of which is even more prevalent in current Pandemic times, is that this area is a highly used recreational area for those living within this part of Alsager and likewise with those from other areas too. This is a vast and open area in which inhabitants of Alsager can use for exercise, fresh air and for family play with children for health and well-being of our inhabits whilst also being an area where you are able to maintain social distance from other households.

The area in which is being proposed also raising the issue of traffic coming along the link roads into the area of which are already busy and have issues with traffic along Talke Road (and often cause breaches of peace with arguments and disputes over rights of way/minor accidents between cars). This said, even closer to the proposed area, the road system would not be adequate for entry and exit of an increase number of vehicles and especially not for works traffic for the marking of any building site - there is access problems raised amongst the area for normal everyday vehicle traffic without the added construction traffic during any work and then onwards to an increase in residential traffic. Also for the very immediate local residents it appears that the access road would be removed in these proposals which would mean that the standard amenities such as bin collections would be affected along with general access to properties this would then cause further concern for the other local roads, traffic and parking issues.

Alsager is an already fast developing area, with many open spaces already having been built upon or still within initial phases of work, yet there have been no provisions for improved infrastructure of basic and required services needed to support an influx of population. No new or improved educational services - no new schools or improved library services; no health service support in an already struggling provision, no further surgeries, increased staffing or availability of healthcare. Every week there is issues with bin collection services leaving often whole estates for days longer with increased waste, more houses means this will become even more prevalent and this leads to concerns of more unsanitary conditions beginning to emerge as we become over established with people and



services do not increase. We are in a position where in coming years Alsager will begin to fail under an ever expanding population with an unsupported service availability.

I am aware that the counter argument for these proposals will be need for expanding housing availability, economy and growth. However there are plenty of properties on a regular basis becoming available within the area, there are numerous concerns about this site and safety around its position, loss of nature and loss of established areas of growth across Alsager, the over development of the area which is leading to the reduction in quality of the area. Although I am sure 'econically' a department somewhere will benefit - this benefit is not being seen by local inhabitants or amenities as the money which is being made is not being fed back into the systems which require it before any further strain is put upon services; these services need support and expansion now so as to ensure basic human needs and rights are being met and that expectations of these built up areas are being managed before we develop any more areas.

Thank you again for taking the time to read my objections, I hope they will be considered fairly and in full along with I am sure many other raised concerns.

Kind Regards

A black rectangular box used to redact the signature of the sender.



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 31 December 2021 09:20  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW 040633 land disposal

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good Morning,

I object strongly to the disposal of this land as it will be used for construction of housing as already approved with no apparent consideration to:- Overlooking/loss of privacy of existing properties.

Visual amenity.

Adequacy of parking/loading/turning.

Highway safety.

Traffic generation.

Noise and disturbance resulting from use.

Hazardous materials to be removed from site before construction.

Loss of trees.

Layout and density of building and possible increase of flood risk to existing properties.

Design, appearance and materials.

Landscaping.

Road access.

Nature conservation.

Yours Sincerely,

[REDACTED]

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 31 December 2021 09:22  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good morning

I object strongly to the disposal of this land as it will be used for construction of housing as already approved with no apparent consideration to:- Overlooking/loss of privacy of existing properties.

Visual amenity.

Adequacy of parking/loading/turning.

Highway safety.

Traffic generation.

Noise and disturbance resulting from use.

Hazardous materials to be removed from site before construction.

Loss of trees.

Layout and density of building and possible increase of flood risk to existing properties.

Design, appearance and materials.

Landscaping.

Road access.

Nature conservation.

Yours sincerely

[REDACTED]

[REDACTED]



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 30 December 2021 12:04  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** Opposition of land development

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I want to oppose ANY development on the land in Alsager. There is enough development in Alsager as it is. This council is ruining the rural nature of this town.

[REDACTED]

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 30 December 2021 12:05  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I have an allotment at Talke Road and this will remove access.



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 30 December 2021 12:53  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I've just noticed that you've included the rear access road to the residential properties in your red zone to be sold. As far as I'm aware this road is owned by the properties already built and looked after by the highways agency, so can't be sold by the council.

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 30 December 2021 13:04  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

There are enough houses being built without the required and necessary infrastructure to support anymore. Excess traffic, medical facilities, schools, local parking, all need improving to support extra housing. There is no mention of any plans to support these vitally important logistics.

[REDACTED]

[REDACTED]



[REDACTED]

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**From:** [REDACTED]  
**Sent:** 30 December 2021 14:05  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

To whom it may concern. 30/12/2021

I wish to register my objection to the proposed disposal of the open space on Talke Road, Alsager.

Firstly, I am disgusted by the way this proposal has been kept quiet, allowing the final date for objections to arrive without local people having the opportunity to consider it.

Secondly, there is already very little open space left in Alsager, after the huge areas of housing and warehouses that have gone up recently, despite strong objections by local residents. People like me chose to live in Alsager because of its rural nature and accessible open spaces. I find the changes quite depressing, as do other people I speak to.

Thirdly, the town infrastructure is not adequate to support more people .  
Schools, doctors, dentists are stretched beyond capacity.

[REDACTED] in Alsager, and know that we have a long waiting list that we cannot accommodate.

Whether the land will be used for housing or businesses, there is also the issue of volume of traffic. Talke Road has been a nightmare for years - I know this because I live nearby.

Yours faithfully

[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 30 December 2021 15:00  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW 040633  
**Attachments:** Planning objection December 2021.doc

**CAUTION:** This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I feel that this was really below the belt , trying to rush this through with little time for residents to get objections together. A disgraceful trick to play on peaceful residents of this area.





Ref : FLW 040633

30/12/21

Local planning policies must surely take into account the ownership of the land. This land is still partly council owned and up until the end of December 2021 the council were still tending to the area by cutting the grass. The council are in agreement I feel with local residents in that the interest of local residents and the wildlife should be protected at all costs.

I would be very interested to meet with someone who could also explain to me the intended boundary within the plan which seems to be contradictory to my own plans for my own property. Under National planning guidelines the infrastructure should be in place for further developments and I would suspect that these would not be adequate for future development in this area.

A proposed development is objected to firstly on the fact that the loss of trees will not be made up for by the planting of trees, as any planting of new trees by any developer would be too close to the houses leaving the house insurance for these houses invalid with the distance from the tree to the house being too small and so they would be forced to remove it in order to have valid house insurance.

There would also be inadequate tree planting strategies between the existing houses and the proposed new development. In some sites on the proposed development there will actually be no screening with trees in between, which will mean that the outlook will be directly onto construction with no sound proofing, rather than over looking greenery with slight sound proofing. Already the trees that have been taken down or cut back near to the railway line have brought about a greater noise disturbance for our existing houses in Talke Road. Hearing trains on a more regular basis than ever before. I have even begun investigations into noise disturbances.

The proposed development is going to cause great disturbance to the area. A housing development in this position would create - over 200 cars will create a great deal of noise and disturbance for the houses in the surrounding areas. The roads of development are backing on to the existing housing which will cause a noise disturbance for the residents to an unacceptable level.

The planning application is flawed on the grounds of increased traffic. Talke and Linley Road are notoriously busy roads as they are used by the locals as a short cut to the A5011, the junction to which is already labelled as an "accident hot spot". Which has been accelerated by the approval of the plumbers merchants and the vans restricting visibility with customers roadside parking. Already a journey out to work in the morning can include a wait of up to 15 minutes at this junction with the A5011, with poor visibility due not only the characteristics of the road, with bends and brow of a hill but also with the added nuisance of roadside parking.. A development of houses will yield an increase of cars in the area to at least 200 more. We already have problems with parking and traffic flow through this area as Talke Road has on road parking practically all the way up it. This was accepted as a problematic area by the introduction of the speed ramps many years ago, due to both volume of traffic, speed and parking problems. Cars are often forced to pass each other with 2



wheels up the kerb and on the pavement. The 2 areas of access to the proposed new development are bad sites of the road to add a further turning. The first proposed turning already exists in some form, by 133 Talke Road, which is a point of access to the back of only 18 properties on Talke Road. This already has bad visibility due to the fact that the mini supermarket and the Motorway car parts shop are opposite each other and cars park on the road outside the shops that then provide bad visibility for those entering Take Road from this access road. This access road is on the side of the car parts shop, which is meant to be one of the access roads to this proposed development. This is already like a single track road, as access on to it is always on the wrong side of the road, as one needs to pass the parked cars, forcing you to enter on the right hand side of the road during most times of the day and night. The police are visitors here, trying to move on cars parked inappropriately, blocking driveways and inappropriate parking. The increase in traffic would only serve to make this situation far worse and would make the existing road system totally inadequate. There are not only cars, bicycles but small children going to and from a primary school using this busy junction without adequate vision. There is also entry and exit to a public house and 2 bus stops, lorry delivery to the mini supermarket a few times daily, all within under 200 meters of the 2 entrances to this proposed development of houses.

A proposed development would be looking at destroying an area of great importance on an already busy estate. The trees and open space are in use daily by children, dog walkers and adults. Children playing football and flying kites, and also a safe space with a natural grass landing for riding bicycles as they start their quest to master staying on the bicycle when they are young. Not only this, those of us who walk the open space on a daily basis are party to witnessing an area of natural habitat for rabbits, foxes and badgers to name but a few. In an era of decreasing green open spaces we must fight to keep the odd one that we have left on this side of the town and protect the space for people and animals alike.

I can not agree to the council selling off this area for a proposed development on the issues raised above. I feel that if the powers that be, the higher government would come out to this site they would see the use that this natural habitat holds for all around it, man and beast and the dangers that would be incurred by a development of this size in such a constricted area. Not everything in life is about money, there are far more important things as a community such as shared open spaces and most definitely safe open spaces for children to be children.



[REDACTED]

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**From:** [REDACTED]  
**Sent:** 30 December 2021 15:19  
**To:** Proposed Disposal Of Public Open Space  
**Cc:** [REDACTED]  
**Subject:** Ref FLW 040633 Disposal of public open-space land at Talke Road Alsager

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir or Madam,

I/we would like to formally object to the above disposal of the land outlined in your plans.

This piece of land is regularly used by members of the community for dog walking and for other recreational purposes; this has been particularly beneficial during the, ongoing, Covid Pandemic. People have enjoyed and continue to need such space to remain fit and healthy in mind and body,

This section of land has allowed people to stay-apart from others, when the mown-field area is in use by families involved in ball sports etc. Areas such as the Merelake Way (great as it is) is usually busy and does not afford such relative personal space - especially for the vulnerable ones amongst us; this includes both my wife and myself.

Having lived in the Alsager community for a few decades, I also feel saddened that the Council may overlook the needs of many, who enjoy and benefit from green spaces, for the purposes of yet-more housing developments in the already, massively-developed Alsager area.

I suggest that the land is retained for recreational purposes and that the paths shown, are kept in good condition to allow safer public access. I have personally used hand-shears to cut back brambles to help in this direction. Older-residents and lone-female dog walkers have enjoyed such relative safety.

May I draw your attention to the land, at the rear of Davenport Street, in Tunstall, Stoke on Trent. This very large area of public space is kept in good order by the mowing of 2 to 3 metre pathways. the rest of the area is left "wild" allowing flowers and trees to flourish. wildlife is in abundance. Having qualified in Work Study O&M, I know that this would not be an onerous task to complete.

Access from the, already busy, junction with Clowes Avenue would, in my opinion (IAM and RoSPA member) prove hazardous, especially during the school-run periods. If access from the the bend further up the road were suggested, then this too would present problems for road users.

More houses = more vehicles = more congestion/difficulties of road access. The only access to town is via the railway crossing or LinleyLane/Linley road traffic-light junction. Busy at the best of times!

I/we request that this development must not go ahead.

I/we would be happy to receive your response,

[REDACTED]

[REDACTED]



[REDACTED]

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**From:** [REDACTED]  
**Sent:** 30 December 2021 16:26  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Re Disposal of public open space land Talke Road

This is a letter of objection to the above proposal.

I object the the proposal mainly because of the restrictions which already exist on Talke Rd. This road is already oversubscribed with traffic and is mainly one way or give way, particularly bad at night when spaces are not visible and oncoming traffic has to mount the pavement.

The proposed access off Talke Road is a service road for residents to access their allocated parking space and narrow. Visibility joining Talke Road is already compromised with poor visibility to the right when vehicles are parked and traffic, leaving Clowes Avenue. Properties also have 2 cars which are currently parking on grass verges and will probably have to park on the road causing more chaos.

If you are a resident of Alsager accessing a Dr or dentist is a ready a problem so how are you going to be able to improve facilities for existing residents let alone new residents?

Is Alsager going to become another dormitory, commuter town and loose it's village community? I do so hope not.

Yours sincerely

[REDACTED]  
|

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 30 December 2021 16:55  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sirs,

I strongly object to the disposal of public open space on Talke Rd Alsager.

The area is fast becoming over-developed and we need to retain our open spaces

Yours faithfully,

[REDACTED]



[REDACTED]

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**From:** [REDACTED]  
**Sent:** 30 December 2021 17:59  
**To:** Proposed Disposal Of Public Open Space  
**Cc:** [REDACTED]  
**Subject:** FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hello

I would like to lodge some comments against the proposed disposal of open space on Linley Road, in Alsager.

I oppose this development very strongly

It is not needed as there are plenty of other housing development in more suitable areas in and around Alsager already

There is not the road infrastructure in place to support a housing development on the proposed land

The road is already too busy on Talke Road with parked vehicles and traffic, a housing development would simply make this a much bigger issue

There is not the infrastructure in the local amenities eg schools and doctors to support another housing development

There is already another housing development near by (off Linley Road) so there is no further need for more housing

Many Thanks

[REDACTED]

[REDACTED]

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 30 December 2021 09:18  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good morning.

I would like to object to the proposal made under the reference stated above.

Disposal of public land at Talke Road Alsager.

The land in Alsager is becoming far too crowded for what was once a semi rural area. The loss of open land is causing issues for the environment, wildlife, public enjoyment and exercise, and for natural drainage which may be contributing to the poor state of the roads in the local area. There would also be a loss of public right of way which would need to be addressed, as it is my understanding that it is illegal to move or diminish public right of way.

Thank you for your time and consideration.

From a concerned Alsager Resident.

[REDACTED]



[REDACTED]

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**From:** [REDACTED]  
**Sent:** 30 December 2021 09:53  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I wish to voice my objection to the disposal of this land. I grew up on and still live on this estate. If this land were to be developed, which going on Cheshire East's record, it probably will, the extra traffic involved would put a ridiculous strain on the small roads of the estate. Surely the cost of maintaining this land would be minimal if it were left as it is or planted, as per Linley Park, to keep providing a green space for the local residents.

The local schools are already under pressure, as are the doctor's surgeries, chemists and the rest of the local infrastructure. While I realise new housing has to be built, there has to be and certainly is in Alsager, a physical limit to this.

I hope my objection and the many others I anticipate you will receive are truly scrutinised as Alsager is just becoming overwhelmed and ruined. It's about time the council started to listen to residents voices.

Yours sincerely  
[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 30 December 2021 10:21  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** Objection to FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I would like to oppose that the piece of land referred to in FLW 040633 is disposed of as a public space. We do not want every inch of space in our community to be built on.

Our community services like GP and dental surgeries are already strained and struggling to cope with demands and until they show signs of expanding to meet the needs of the community , residential property development simply has to slow down.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 30 December 2021 10:33  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

## **FLW 040633**

I thought this land was an area of 'protected green land' as shown on a council map I saw when plans were being made for houses on the Cardway cartons site, 5 to 10yrs ago.

Surely Alsager has been ruined by enough housing already, and a small piece of green land could be left to nature, or do we have to concrete over everything.

Also, I'm not sure the drains and drainage of the area will be helped by removing this piece of soakland.. I know who I'll be putting a claim into if my house is suddenly subject to flooding after over 26yrs staying dry.

What I would prefer is an area for dog walkers, and maybe somewhere for the young kids to play.. somewhere that isn't just concrete.

On a personal level, the occupants of the houses here already, don't want 1stly the noise and traffic of building work and afterwards the noise and traffic associated with having a road and houses behind your property as well as the busy road in front.

Regards

[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 30 December 2021 10:42  
**To:** Proposed Disposal Of Public Open Space  
**Cc:** [REDACTED]  
**Subject:** Disposal of open space FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

To Cheshire East Council

Ref: FLW 040633

I am writing to register my strong objections to the proposed disposal of open space at Talke Road. We need all our current open spaces to be accessible to everyone for purposes of health and wellbeing and recreation. This has become increasingly obvious during the past two years of the pandemic. What is more, it is stated that the purpose of the disposal is for residential development. No more houses are needed in Alsager which has seen an epidemic of development over the past few years. It would be far more appropriate to hand over the open space asset to Alsager Town Council to manage.

Yours sincerely

[REDACTED]  
[REDACTED]  
[REDACTED]





[REDACTED]

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**From:**

**Sent:**

[REDACTED]  
30 December 2021 10:50

**To:**

Proposed Disposal Of Public Open Space

**Subject:**

FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I object strongly to the disposal of this lovely asset. It requires almost zero maintenance, is home to countless wildlife, is a precious wild space and will only be used to build more housing, causing traffic issues, noise, pollution and dust.

[REDACTED]

[REDACTED]



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 30 December 2021 10:55  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Re: FLW 040633

I wish to object to this proposal. This is an area currently used by residents as a safe space to exercise themselves and also walk their dogs. In a time where mental health and physical health are paramount removing such a facility of open space would be a hinderance to those currently residing in the area.

The area is already hugely over populated and lacks open green space to remove this small section would make very little space.

Regards

[REDACTED]

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 30 December 2021 11:01  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Head of Legal Services, Cheshire East Borough Council

I am a property owner, situated on Talke Road that backs onto this land.

For the reasons below I object to this proposed disposal of land by Cheshire East Council :-

I feel that the proposed sale of this land will impact my property value in a negative way, and may even impact my ability to sell in the future.

This proposed disposal will also have an impact on local traffic. If there was to be residential development placed on this land, then a major increase in traffic will occur on Talke Road due to the increase of vehicles (2 vehicles on average per dwelling). I would like to think Cheshire East was already aware of this being a dangerously busy road in Alsager, and any additional development would have a negative, and possibly dangerous impact on residents, pedestrians, and road users alike. To date, Cheshire East have made no improvements to the road infrastructure, other than a Zebra Crossing on Crewe Road/Cranberry Lane in Alsager, and are unlikely to improve roads within the part of the village that surround this area due to lack of space to do so.

This will also have a major impact on the wildlife located in this area, and the availability of space for dog walkers as they use this land.

I feel that Cheshire East should think long and hard about whether they dispose of this land, considering the major developments that have either been completed or in the process of being completed within the village of Alsager.

Yours Sincerely,

[REDACTED]



[REDACTED]

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**From:** [REDACTED]  
**Sent:** 30 December 2021 11:11  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir

I wish to object to the disposal of land on Talke Road Alsager ref FLW 040633.

Here are my reasons which I hope you will take on board.

1. Services the impact on schools, doctors, sewage, fresh water etc surely this has to play a large part for a objection of more houses.
2. Open space distruction of trees which we need in fact would it not be better to plant more trees for our Ecco system.
3. Do we really need more houses in Alsager. Will Talke Road take the extra traffic. Talke Road is a run through of cars going at speed.
4. Wildlife lost the area is full of wildlife we don't need to destroy the little wildlife we have.

I hope my objections will be taken into account when you deliberate this planning [REDACTED]

[REDACTED]

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 30 December 2021 11:13  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** Land at talke road, alsager

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Ref: **FLW 040633**

**Dear sirs**

**I completely object to the disposal of land at Talke Road.**

**This land is full of wildlife, birds, hedgehogs etc and SHOULD NOT be disposed of!!!**

**It's an absolute disgrace that this is even being considered. There will be no open spaces in Alsager soon and no wildlife left. Its absolutely ridiculous!!!!**

**I hope that this doesn't fall on deaf ears because the people of Alsager are getting completely fed up of open spaces being disposed of and built on.**

**Money over quality of life and care for our wildlife yet again.**

**It's a disgrace Cheshire East!**

[REDACTED]

[REDACTED]



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 29 December 2021 22:17  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hello Cheshire East council,

I'm deeply saddened yet again about ANOTHER development being proposed within Alsager. This area is somewhere I take my young children to play on the park, play football, hide and seek, go for picnics and spot the wildlife.

What is this teaching our children of the future? We are reducing areas in which our children play and have fun, all for money and greed.

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

---

**From:**

**Sent:**

[REDACTED]  
29 December 2021 22:27

**To:**

Proposed Disposal Of Public Open Space

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Reference **FLW 040633**

I am writing to oppose the plans to build housing on this open space. In the last 4 years since moving here, the amount of new house building has swamped this town, meanwhile the same number of local facilities remain the same. In addition we have hideous warehouses on Crewe Road built on green space.

I object to the use of open green spaces being built on as this affects the quality of life of local residents.

Regards

[REDACTED]  
Alsager resident.



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 29 December 2021 22:36  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good Evening,

I have a grievance with you using the greenspace in Alsager for warehousing and residential properties.

This area is used a lot for the allotments, dog walkers and a place for the children to play and for everyone to enjoy nature and wildlife, of which there is plenty.

You keep eating away at our greenspace and people will leave the town. Our town has already changed so much in a few years and it is not for the best. There is already more crime.

You gave planning permission at Radway for residential properties and then built warehouses opposite. People are already selling up as they moved here for the greenspace and you, not the town, decided to drop a massive industrial estate in their line of view.

Please consider the people and the wildlife and greenspace we love.

Kind Regards

[REDACTED]

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 29 December 2021 22:37  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

To whom it may concern,

I strongly object to the proposal to dispose of the green space of Linley park in Alsager. We regularly visit the park to play with our two young children and to walk our dog. As a resident of Alsager for 36 years I do not understand the need to destroy yet another of our beautiful green spaces. As a child and having played at this park myself it saddens me that this park may be destroyed for more unnecessary houses or alike, it is totally absurd! What is this teaching our children? That it is normal to not have any safe green spaces to play in and enjoy! Alsager used to be such a beautiful place and is becoming more and more built up and ugly every year.

I would urge you to please not destroy this green space for the sake of future generations! All that will be achieved is further pollution and increased global warming all for the greed of developers.

Regards,

[REDACTED]

[REDACTED]



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 29 December 2021 22:58  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** Oppose disposal of public land

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

**FLW 040633**

This can not be allowed to happen. There is too much building going on. The roads can't cope with all the traffic traveling through Alsager now. We just haven't got the services in place. We need better services. The graveyard is full we need somewhere to bury our dead. But no the council is not interested in what the people of Alsager want.  
Sent from my iPhone

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 29 December 2021 23:48  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW 040633

**Importance:** High

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

After being emotionally bribed by East Cheshire Council fourteen years ago to privately rent in this area. I feel taking away this open space of which has enabled my family of five to run, play, communicate, and be free would be yet another dishonor.

I've now paid for the mortgage on a house I don't own, paid for Uni for two children I don't know, and I am still a pension for someone who can retire anytime.

Please don't build on there and rub my face in it even more..

I appose

[REDACTED]



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 30 December 2021 07:53  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** Ref FLW040633 ProposedDisposalOfPublic.OpenSpace@cheshireeast.gov.uk

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Ref flw040633

With regards to the proposed development off Talke Rd, Alsager

Please note my strongest objections to the proposed development as follows

- 1) The infrastructure around Alsager cannot cope with further development, especially south of the railway crossing on Audley Rd which already suffers traffic congestion.
- 2) The area concerned is a public open space, enjoyed by many people for recreational purposes, is exercise, mental well being, dog walking, etc
- 3) This is a site where natural wildlife exists and flourishes without disturbance.
- 4) Once again, the planning authority will probably allow private building speculation to continue at the expense of the local residents of the community, many of which have lived around the area for many years, and the cost of a new build will be probably out of reach for most young locals.

I am sure that that there will be many other objections to this proposal with further points not included in this email

Regards  
[REDACTED]  
[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 30 December 2021 08:27  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I object to your proposed plans to remove open space on plan **FLW 040633**. This is due to a **number of reasons.**

- 1. The access road at rear of property's from 133 Talke Road is an unadopted road and I believe owned by the residents for them to access the rear of their property's to park their vehicles and for the refuse collection services.**
- 2. The area is an area full of a diverse amount of wildlife and I believe turning the land from open space to building land will have an impact on the environment..**
- 3. Will the local services ie doctors etc be improved due to more houses being built. I had to redial the doctors over 200 times last month due to demand before I was able to speak to someone, people are struggling to get dentist appointments etc.**
- 4. The building of more houses will only cause more flooding in the area..**



[REDACTED]

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**From:** [REDACTED]  
**Sent:** 30 December 2021 08:33  
**To:** Proposed Disposal Of Public Open Space  
**Cc:** [REDACTED]  
**Subject:** ref FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Please note our objection to the above planned disposal of public open space.

This has been an open playing area for children and dog walker for many years. Also, this is the only access to the allotments and to the back of the house further down Talke Road.

Yours sincerely

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 30 December 2021 08:59  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I am writing to object to the disposal of open space at talke road. This is a really important place for people and wildlife and should remain as is.

Thanks [REDACTED]  
[REDACTED]



[REDACTED]

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**From:** [REDACTED]  
**Sent:** 29 December 2021 20:38  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I would like to strongly object to the disposal of this land. It is currently well used by residents for dog and exercise walking and for children to play. Open spaces which can safely used as play and leisure areas are few and far between in the excalibur and Linley areas of Alsager so this would mean losing one of the few open spaces we have. We have had considerable expansion in housing in Alsager with few green amenities to go with them and this contravenes the claimed green crude of the council.

Regards  
[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 29 December 2021 21:03  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I am against the disposal of the land on Talke Rd. The access to the properties and allotments is vital and already busy. Talke Rd is used by cars as a cut through to the village and A500/M6. More vehicles will cause greater congestion and pollution to an area of families and a school.



[REDACTED]

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**From:** [REDACTED]  
**Sent:** 29 December 2021 21:12  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW 040633 - Objection

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hello Cheshire East

This is my written objection to the proposed disposal of public open space behind Talke Road, Alsager.

I've just been made aware of the proposal this evening. As a resident in this area, I'm very concerned about what will happen to the access to our parking spaces and where our bins will be collected? I'm also very concerned about yet another loss of wildlife habitat. The reason I like living here is due to the green space? Parking is already problematic in Talke Road and with most households having at least 2 cars (as Alsager is a commuter town), where are the residents to park without creating chaos and further frustration?

I'm baffled by the proposal as it seems like a cheap money making / saving exercise with little thought to long term impact on the local area?

I know times are hard for councils, but hasn't this pandemic taught us the need for green space for mental health? And where will people park? Bin collections??

Thank you for your time,

[REDACTED]

[REDACTED]

[REDACTED]

**From:** [REDACTED]  
**Sent:** 29 December 2021 21:15  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

This land should remain an open space. There has been enough housing developments in and around Alsager without the need for more. It would have a negative environmental impact. Also, it would be a detriment local residents. I and my family strongly object.

Yours sincerely,

[REDACTED]

Ref. FLW 040633



[REDACTED]

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**From:** [REDACTED]  
**Sent:** 29 December 2021 21:16  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW 040633 objection

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

We are at [REDACTED] and these plans are ridiculous... talke road is already grid locked most of the time with traffic as it is, without all the extra houses and how are we supposed to get out of our drives if our access road is being removed as in the plans and how are refuse supposed to collect the bins??.

There is also a lot of wildlife in the land behind our house which will be destroyed with your ridiculous plans and the trees and bushes down out any train noise so I don't see why people would want to live next to a busy train track either.

It's absolutely absurd to put loads of houses in an area that has way too much traffic as it is just because there are fields owned by the council and you want to cash in on them and when are you going to get the hint the houses aren't wanted as planning permission has been rejected a number of times due to opposition. You are not supporting your constituents by going against their will.

You are ruining the area for your own financial gains....

If this goes ahead it will be the first one moving out of the area

[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 29 December 2021 21:29  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I wish to oppose the disposal of public land off Talke Rd Alsager. This is an area of open space for wildlife. There are several trees which would need to be destroyed to allow any development. It is also bordering allotments and some greenspace. How long before that would be taken next. It is just another piece of land in this town being taken for houses when the town's schools, Doctors etc are already beyond capacity. I've lived here all my life and it's disgraceful what has happened over the last 20 years. How much more open space will be taken. No-one will have anywhere to enjoy any open space within walking distance, hence having to get in a car. Not very environmentally friendly when we are all trying our best to stop by using cars. Yet again I totally oppose this!



[REDACTED]

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**From:** [REDACTED]  
**Sent:** 29 December 2021 21:46  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good Evening,

I hope this email finds you well.

This email is in relation to the proposed Disposal of Public Space FLW 040633.

This is the first time I have ever been involved in any kind of development objection, however being a someone that is local to this location, I can't not get involved.

Although this might seem like an abandoned piece of land, this is a vital part of the local community. This is a great, safe space where local residences take their dogs, which are hard places to find, especially with the constant developments in Alsager.

We have taken our dogs to this space for many years and we have made many friends from doing so, it is great for the dogs but also the owners.

Being outside is the best thing for our health more so now than ever, would be a shame to see a small but important space being lost to development, where this is enough of that already.

I am sure there is very limited upkeep costs of this land? Apart from removing the dog waste bin?

Thank you for your time.

[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 29 December 2021 21:49  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

## **FLW 040633**

To whom it may concern,

I object to the proposal on the grounds of a lack of suitable infrastructure and destruction of green space within our community.

There has been ample development in recent years with plentiful availability of new build housing, this proposal does not help the community and would surely result in low quality housing built in close proximity to a railway.

If further housing is to be built local schools and roads must be upgraded.

Kind Regards,

[REDACTED]

[REDACTED]



[REDACTED]

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**From:** [REDACTED]  
**Sent:** 29 December 2021 22:08  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

To whom this may concern.

I am disgusted that yet more land in Alsager is being proposed to be disregarded and sold off for what? More houses?

You are just destroying the area which I have Known since 1981, growing up here and then returning here to buy my 'old build already established home' after a short time away.

This area was once a beautiful place with great community spirit and now it is just being ruined with all these houses being built, we have more trouble getting appointments, the schools are full and most importantly the crime levels seem to be worse. Not to mention the wildlife that is loosing their home too, stop taking the only places we have left to appreciate and ruining what once felt like a rural special place to live!

There is nothing for the younger ones, nowhere to go nothing to do apart from hang around the streets! How about someone using land for entertainment purposes only? Crazy golf, the old Twifords area, plenty of room to build a bowling place or youth club and small cinema or gaming centre! Time to improve the area for the ones that live here already. Stop this greed!

Leave Alsager alone now, we have had enough!

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 29 December 2021 22:15  
**To:** Proposed Disposal Of Public Open Space  
**Subject:** Fwd: FLW 040633

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Madam/Sir,

I am writing with regard to the proposed disposal of open space land; Land at Talke Road, Alsager, Stoke on Trent, Cheshire FLW 040633

I am a resident of Alsager [REDACTED] living near the Talke Road Open Space in question. I regularly walk my dog on that space, or just go for a stroll there. When I had an allotment near to the Open Space (2013-15) I loved strolling through the Open Space before going to my allotment. If building takes place on the space in the future, it will make the allotments much less appealing. The effect on mental health of removing open green spaces is well-known and has been widely published. Children play there regularly, including my own children. The loss for residents in this quarter of Alsager would be immense: it is well used by our community. It is also part of a wildlife corridor that is crucial for the wildlife in this part of Alsager: why on earth did Cheshire East bother declaring a 'climate emergency' if they intended to destroy wildlife in this way?

Yours with deep disapproval of this disgraceful plan which I strongly oppose

[REDACTED]