

Rebecca McHugh

Churnet Hall

Cheadle Road

Cheddleton

ST13 7HL

Dear Sir/Madam,

I would like to **STRONGLY** object the proposed development of the land adjacent to '10 Cheadle Road' on the following grounds;

1. The proposed site is part of a conservation area defined back in 1970. Historic England state that a conservation area 'conserves all aspects of character or appearance', but how would this be maintained if land right in the centre, in sight of most of the conservation area, was developed? Cheddleton is seen to be a nice place to live, with a strong and varied history, and with many people saying that the conservation area with its beautiful land and old historical buildings being a highlight and attraction to the village. Would this continue if we built on this land? The site would clearly be seen by drivers coming into the village from Leek. The site would be visible from many of the oldest buildings in the village, such as the Flint mills (listed), the Churnet Hall, Bridge cottage and Hall House (listed), and of course all walkers and visitors to the old part of Cheddleton. A public footpath runs through the field of the proposed site, and has been in place for many years. From our vantage point at home, we can regularly see ramblers and families making use of it, as well as ourselves. If this path is removed, people will have no alternative other than to walk along the busy main road, and up Hollow Lane, which is a non-paved road, creating hazards. Even if the footpath is relocated, will we all still be guaranteed a peaceful walk along the field in beautiful surroundings?
2. One of the BAP's main objectives is to increase the natural habitats of local wildlife, and many of these have been spotted near or on the proposed site, such as Otters, Foxes, Rabbits, Bats, Grass snakes, Herons and many other species of Bird. There is also a natural spring that runs through the proposed site - not mentioned on the application- which to my knowledge feeds several houses with fresh water. There is also the flood risk- the land is wet due to the spring, and surface drain off would inevitably go into the canal, risking contaminating it and anything that lives in there. Finally, there was a landslide several years ago into the canal due to a similar development not far from the proposed sight. This caused pollution of the water, closure of the canal and a hefty bill.
3. The access is a huge concern. It is close to the brow of a hill on a busy main road, and it also has several driveways, plus a road actually on the brow of the hill, making this a very calamitous spot to have an access route. The access point to my home is further down the hill, and yet it can be difficult to get out of there, and I know of at least one incident whereby

someone turning into our road has been involved in an accident. This can only get worse as the Mill and canal continue to get busier and more cars are coming in and out of our shared access, so to add another access point just up the road could be a costly mistake.

4. Tourism in the area is on the up- living on the site of the Flint Mill and right on the tow path I can vouch for this. People's first view of 'old Cheddleton' as they are walking along the tow path is a glorious one- Bridge Cottage, the Flint Mill, the Canal and the trees and fields. Having these proposed dwellings would be seriously harmful to this view, and would certainly blight the landscape that attracts so many.

Cheddleton has long been seen as an attractive village that appeals to people of all ages; its historical features add to this, and the conservation area encompasses both the history of the village, and the beauty of it. By constructing housing right in the heart of this precious and loved area, we will be spoiling this 'lost in time' area for future generations, and compromising its integrity. The unrest across the village that this application has caused has been overwhelming.

The photo below speaks volumes as to the visual effect that the proposed site would have.



Kind regards

Rebecca McHugh