

Rebecca McHugh

Churnet Hall

Cheadle Road

Cheddleton

ST13 7HL

Dear Sir/Madam,

This is the third submission of this application, and the third time that myself and dozens of others will have to submit an objection for a totally unsuitable development.

I would like to put forward my strongest objection to the proposed development of the land adjacent to 10 Cheadle Road on the following grounds;

Visual and tourism

The proposed development will still have a negative visual impact. The application suggests that the development site has been moved so that it does not affect the view coming in from Leek. I disagree with the application's comments that there will be a negligible impact on 'surrounding environment by way of a low key approach design with minimal impacts on rights to light, physical overbearing and overlooking impacts' and that it will not have a 'detrimental impact on surrounding receptors'. This new application will be even more detrimental to the view and light influx from Churnet Hall (16th century building), Bridge Cottage, and the houses at the top of Hollow Lane that face down into the canal. NO development in this area will have a neutral or positive impact on surrounding receptors (speaking as one of these receptors). This is also true of the view for people using the canal- their first sight of historical Cheddleton will be of a row of new build houses placed up against the side of the canal, not in keeping at all with the array of old and characterful structures and buildings lining the area. From the canal aspect, the site will be even more imposing than the previously proposed site as the deciduous trees running along the site boundary are bare for over 6 months of the year (and sparse for the rest). The canal has recently been on the receiving end of a large grant to resurface the towpath, and as someone living in the heart of the Heritage site, I can vouch that the numbers of people- both tourists and locals- are continuously on the up (the caravan site on Station Road is currently being expanded). It is so important that we don't ruin the atmosphere and feeling of the area by placing in modern housing when they are not needed.

Heritage/historical

The proposed site is situated in a Heritage site. It is surrounded by many listed buildings and structures such as Hall house (one of the oldest buildings in Staffordshire), Canal Bridge at SJ 973525, the Flint Mill site (6 listed structures on this site) and the Red Lion Public house. As part of the Cheddleton Heritage site there are a further 13 listed structures in the vicinity. Any new housing developments would not be in keeping with the current environment, and would have a negative impact on the setting of the heritage site.

Another unsubstantiated claim in the application is that 'It is not considered that the proposal would be out of character and would impinge harm on the adjacent listed buildings.' Again, how could this possibly be the case? The application threatens that the listed domestic and industrial buildings that are dotted around the heritage site mean that any extra houses on the area would not make any

difference, but how can we compare the likes of 3 modern builds complete with drives, gardens, bins and such like with Grade 2* Mills and Grade 2 houses of historical interest? No mention is made of how the proposed buildings will be in character with the listed buildings.

Nature

Species such as Grass snake and Otter have been seen in a close proximity to the proposed site. The proposed site is a natural habitat to many other species of animal.

The application states that 'the proposals will not have an adverse impact on trees or hedges.' The trees that would have gotten in the way of this proposed development were cut down by the applicant last year (as witnessed by several people). Was there any consent for this as the trees lie in a conservation area?

Any development in this field would ruin the rural village feel of the old part of Cheddleton.

Access

The only access route (which is non-vehicular) is situated on a dangerous part of the road, just below a dip (with a blind spot). My own access is further down the hill and even I struggle to get out safely at times, and several minor accidents have happened at my access point due to vehicles turning off. Cheddle road is getting busier and busier- is putting in another access route a good idea?

Housing needs

The application talks about the development providing 'sustainable development' that is needed for the area. However, the refusal notice of the previous application of 5 houses said that this was unsustainable and not outweighing the negative impacts, therefore 3 houses must be even less so. Cheddleton is bursting with its population, and a need for more amenities is a must before more building work takes place in the village.

Land layout

The application talks about minimal excavation work needed. Work that was done near to this site a few years ago caused a land slip into the canal- costly and bad for everything that lives in and on the canal. There is also no mention in the application about the natural spring that lies in the heart of the proposed area.

Conflicting aims- parish councillor

It disappoints me that a parish councillor is willing to forego his duty of 'improving the quality of the environment in their local area' (South Norfolk Council website) and acting in the interest of the public (from the Good Councillors Guide), judging by the large number of objections received with the previous application. A parish councillor should seek to maintain and help to protect areas of historical interest and tourism interest, not to risk ruining them in the pursuit of a hefty profit.

Footpath

An old and well-used footpath runs through the heart of the site, linking the heritage site from domestic to industrial structures, and providing a safer alternative to using Hollow Lane in order to access the community hall, school, church and public house. As someone who overlooks this footpath I can vouch that it is well used.

Bus stop

The application states that this will be moved further down Cheadle Road- but where to? There are an influx of workers coming to the industrial site on Station Road who use the bus stop, along with the countless others who use this- would it be fair to move the bus stop further away from where these people need to be? There is no safe/suitable place to put another bus stop close by. The planning application again does not address the actual issue, but just says that it will be sorted.

Having read through the planning statement in great detail, I cannot help but find it to be full of the statements that people want to hear, but with no substance to actually show how these things will happen.

The fact that the planning statement mentions that all of the recommendations have been taken in to account is a concern, as to my knowledge when reading the script, they have not. The main three issues as noted in the refusal statement were;

- Inappropriate forms of development. As mentioned above, they say that this will not be the case, but no development can be appropriate in this area, no mention of how it will be appropriate is spoken of.
- 'The proposed development would erode the rural nature of the site and harm the open, rural character of this part of the Cheddleton Conservation area as well as the setting of Caldon Canal Conservation Area and the group of Grade II* Listed Buildings'- ANY development in this site would have this issue, and there is no mention of how this would be resolved with this application (if anything worse as the development would be even closer to the canal).
- 'The proposal would have a detrimental suburbanising effect on the landscape which is acknowledged as making an important contribution to the history and aesthetics of the Staffordshire Moorlands landscape'- as above, ANY development of this site would have this issue.

The application regularly mentions the fact that the proposed development will not harm surroundings, character, landscape of the area etc, but with no real evidence of how this will happen- and as mentioned previously, ANY kind of development in this important area will have a negative impact, which far, far outweighs any need for housing (particularly as in the grand scheme, 3 houses is negligible).

I have again attached below several photos depicting the reality of this application, and the visual impact that it would have on this lovely rural, historical village.

Please can I again ask for this third application to be refused as before.

Kind regards

Becky McHugh

