

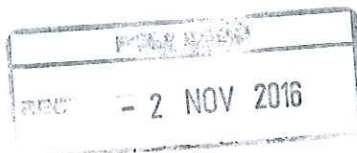
CAVERSWALL HISTORICAL SOCIETY

TREASURER

Miss Ann Smith
Bank House
Roughcote
Caverswall
ST11 9ET

SECRETARY

Mrs. Kathleen Rogers
'Cheltia' 146 Cheadle Road
Cheddleton
Staffs
ST13 7BD



The Chief Planning Officer
S M D C
Stockwell House
Leek
Attn. Jane Curley

Dear Sir,

Planning Application SMD/2016/0600 refers

The Caverswall Historical Society views this application with the greatest concern.

In the Conservation Report prepared by County Officers in 1967 great store was laid upon the neat, integrity of the village within the conservation area and within its wider environmental context. In particular the clearly defined boundaries to the village were remarked upon and their retention urged. I quote:-

'without proper care, substantial and undesirable changes could sweep through the village and seriously damage its character. It is also important that in the future, the clear definition to the edges of the village is maintained this being most marked on all approaches'

The application in question ignores all of that very sound guidance and should be refused for that reason and on the following additional grounds.

As it stands the village is a microcosm of English history. A Saxon foundation named after Cafhere whose spring allowed neighbouring settlements to refer to the locality as *Cafhere's waelle* before it became a Norman fiefdom after Hastings and has figured, albeit modestly, in our island's story since that time.

Beyond the church and Dove House Farm lie the remains of the great open field which sustained the medieval village. The large and irregular field patterns here are in sharp contrast to the neatly marked fields opposite. Together they epitomise two contrasting stages in the evolution of the village. This contrast should be preserved; both sites merit conservation.

A planning application in respect of the land which features in this application was refused in the early 1950's on the grounds that the site was of historical interest and any development would damage the integrity of the village boundary. That view was endorsed and confirmed in the conservation report of 1967; it remains valid.

With changing times and improving farming techniques the economy of the area changed as the rise of the Potteries created a new market for agricultural produce particularly in terms of dairy products and meat and its associated by-products like leather and glue.

In search of better returns on labour and an enhanced quality of product the Parliamentary Enclosures Acts were used to secure land in Caverswall for more efficient farming in areas which had once been open field. The field plan for this locality reveals clearly how this area of once open land was enclosed. Some of those fields lie on the edge of the conservation area which actually includes their lower portions (see attached map).

These neat rectangular fields with their pleasing visual impact will be lost to view if this application is approved. This argument is borne out by the photographs supplied with the application. Those showing the '*general view across the site from the southern gate*'; '*from the churchyard path*' and the '*aerial view of the site in context*' all reveal just how damaging this development will be to the visual environment if houses are allowed to destroy the view.

Also lost will be opportunity for future generations of school children and local historians to study a village whose fundamental morphology has changed little since Saxon times. The village and its Parish have also been used by University students and teachers in training as a subject for the detailed study of a local area.

The village has many unique features structurally in the terms recorded in the conservation report and noted historically.

No other village has produced no fewer than eight High Sheriffs or can offer such diverse links with the past as Sergeant Plunkett (Napoleonic Wars), Earl St Vincent (Britain's naval heritage), Mathew Craddock (the Civil War), Lord Vane (conspicuous consumption and eighteenth century bankruptcy), the story of the Radcliffe family and their work on behalf of Catholicism ruined by their links with the Tichbourne claimant, the sight of three houses of worship standing cheek by jowl on one side of the Square and the meandering, narrow High Street on the other. All of these features are secure within a neat envelope which will be opened and thereafter destroyed by this application and those subsequent applications which will surely follow if this application is approved. The apparent cul de sac on the plan suggests an intended route into the next phase of development.

The members of the Caverswall Historical Society humbly ask that the earlier advice is followed; that ***'the clear definition to the edges of the village be maintained this being most marked on all approaches'***. By granting this application an important visual feature will be destroyed, a site of local historical interest lost and a floodgate opened for those further applications which will surely follow with the inevitable destruction of the morphological integrity of this most precious jewel in the County's crown.

Yours faithfully,

Kathleen Rogers
on behalf of The Caverswall Historical Society

Visual Factors

Buildings listed by the
L Ministry of Housing and
Local Government as of
architectural or historic
interest.

Significant buildings :

□ light coloured
■ others.

— Other signifi-
cant building
frontages.

— High boundary
walls/fences:
effective enclosure.

--- Boundaries with vision
over or through.

ooo Hedges.

⊙ Significant trees.

||||| Banks.

* Focal points.

◁ Views.

▨ Areas in need of visual
improvement.

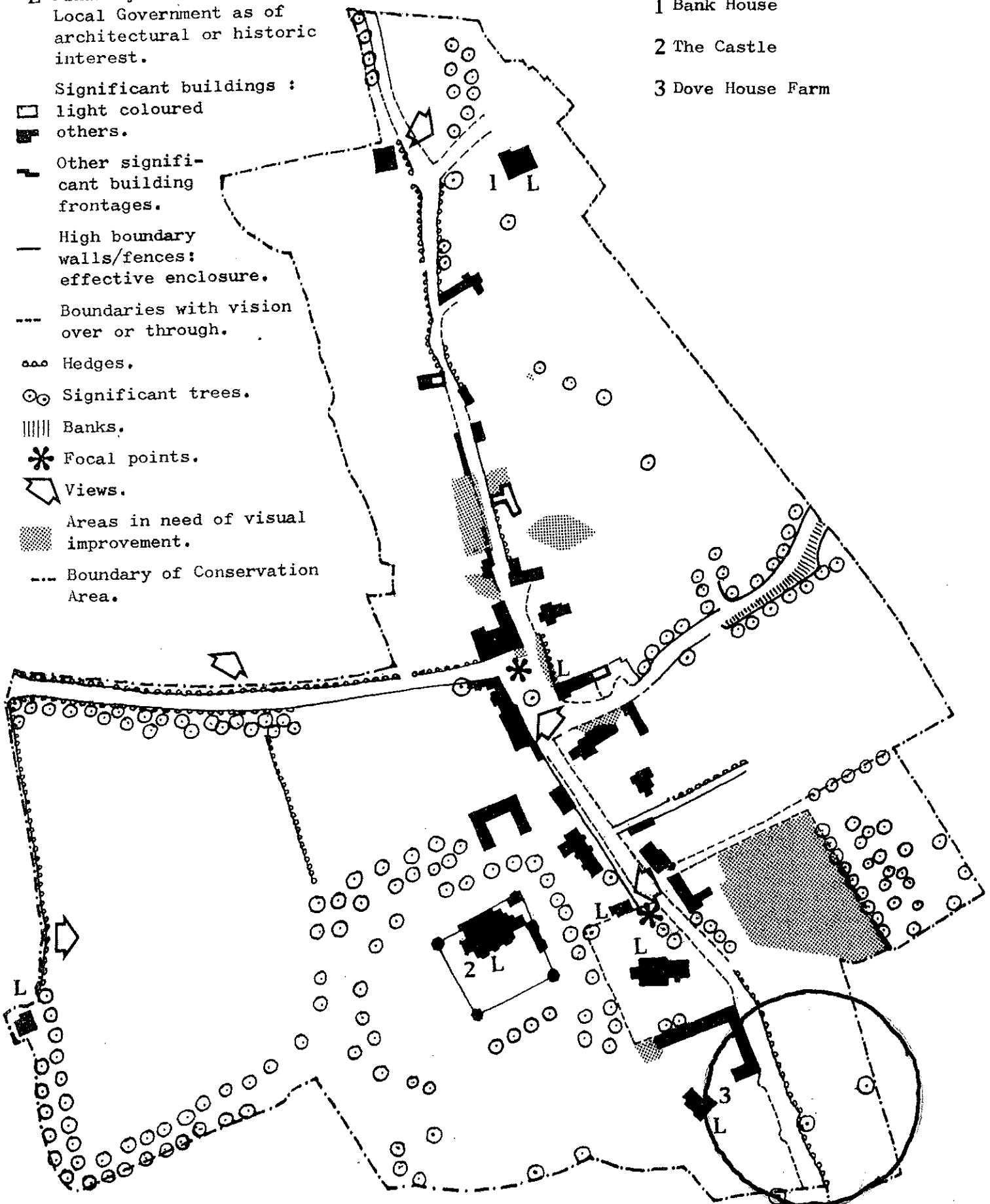
--- Boundary of Conservation
Area.

Key Locations

1 Bank House

2 The Castle

3 Dove House Farm



VISUAL ANALYSIS

Based upon the Ordnance Survey
Map with the sanction of the
Controller of H.M. Stationery
Office Crown Copyright reserved

