Staffordshire Moorlands District Council
Planning Department
Moorlands House
Stockwell Street
Leek
Staffs
ST13 6HQ

Alandeyne
Cedar Hill
Alton
Staffs
ST10 4BQ

27th September 2019

Application Reference: **SMD/2019/0555**
Site Address: Land off Cedar Hill / Battlesteads, Alton. ST10 4BQ

Case Officer: Lisa Howard

Dear Lisa,

As a resident of Cedar Hill, I live within close proximity to the open field which is subject to planning application SMD/2019/0555. Notice was received from SMDC recently and I have since read, online via the SMDC planning portal, the accompanying Planning Statement prepared, reviewed and submitted by the applicant's agents, thank you.

I have read the Planning Statement submitted to SMDC with great interest. However, at this early stage in the proceedings I respectfully suggest that a considerable number of salient points within the document need to be addressed, amended and defined as a matter of urgency.

There are numerous typing errors throughout the document which become an annoying distraction after a while, nonetheless, a document of standing needs to be succinct and consistent.

Item 1. On the front page of the Planning Statement, in the header of each page and throughout the document Cedarhill should be written correctly as Cedar Hill. Also, on the front page, the post code ST10 4BQ has been omitted.

Item 2: Page 4, section 2.4. The application to build 3 dwellings on a former brownfields site was submitted by the residents of 10 Battlesteads Alton, not the residents of 10 Cedar Hill Alton.

Item 3: Page 4, section 2.5. The aerial photograph is ambiguous to the point that its inclusion is worthless. Without a legend, compass and scale it offers nothing by way of showing how the field relates to the surrounding area, to the village, the adjoining road network and its proximity to existing dwellings. Anyone with an interest in this application i.e. Alton residents, Legal Representation, Planning Officials, Highways Staff and other agencies will require detailed maps to gauge the impact of such a building development upon the locality, infrastructure and road network.

Item 4: Page 4 section 3.2. Further to the above, arguably the most important question that needs to be unequivocally answered is this; **how many dwellings are to be constructed?**
The indicative layout submitted to SMDC shows 4 dwellings, however, section 3.2 refers to 6 dwellings.
Is it possible we should all be viewing an alternative layout?

Item 5: Page 4 Section 3.2 also offers another conundrum that could eclipse everything. Behind the 'existing hedgerow' is indeed a large field that could easily accommodate numerous dwellings, significantly more than the 4 or 6 mentioned earlier. Consequently, the reference in section 3.2 ''XX properties'' needs to be clearly defined. We are all aware that XX in roman numerals is 20. However, XX could be construed as any number from 10 up to 99.

Conclusion. Items 1 through 5 above are not insignificant to the overall application. Subsequently, for the avoidance of doubt and in trust of proper planning I respectfully suggest an amended Planning Statement be requested by SMDC as soon as possible.
In pursuit of integrity the Planning Statement should inform exactly how many dwellings are to be constructed.

The village of Alton cannot afford to lose any more of its countryside, wildlife, heritage and beautiful landscape to the continuous approval of relentless planning applications for more and more new dwellings.

It would be totally unjust for this application to be approved on the merits of a flawed document.

Kind regards

MK Sowter

BSc (Hons) MSc MRes MIET Cert Ed