

Staffordshire Moorlands District Council
Planning Department
Moorlands House
Stockwell Street
Leek

Toothill Cottage
Toothill Lane
Alton
Stoke-on-Trent
ST10 4BP

December 8th 2020

Dear Sir /Madam

Planning application: SMD/2020/0601

The Cedars Farm, Cedar hill, Alton, Staffordshire, ST10 4BQ

I wish to register my objection to the above planning application for the following reasons:

- This development is most unwelcome and would devastate a large area of Churnet Valley landscape. The proposal site borders National Trust land immediately to the North i.e. Toothill Wood and Toothill Rock. To the east the proposal site borders the Alton and Farley Conservation area.
- The housing development as proposed would be an eyesore when viewed from a number of ancient footpaths that meander through Alton's historic landscape. The height and scale of the properties will easily be viewed from Toothill lane (Alton 16 footpath) whereas the footpath that dissects the bordering field (Alton 34 footpath) is only a few metres away.
- Access and exit from the site will be onto Cedar Hill which is a C-classified road (C065) that has no pavements. Looking east, the site entrance is only circa 30 metres from the brow of the hill so it is unlikely that the necessary requirements for a visibility splay could be accommodated.
- This development if approved, could be the thin edge of the wedge towards the devastation of a large section of historic Churnet Valley landscape. Adjoining the development site is circa another 15 acres of land that belongs to the Cedars farm. If application SMD/2020/0601 was approved it would be impossible to say no to further development. If only 50 % of the 15 acres was developed it would have an irreversible and adverse impact on the character and appearance of the countryside and landscape.
- If this development is approved it could be the green light for further development in fields that border Cedar Hill. Further traffic merging onto Cedar Hill (which is only 5 m wide in places) from both the North and South would finally escalate Cedar Hill from dangerous to highly dangerous for all road users.

Therefore, for the reasons stated I would like to express my total opposition to the proposed development of land at The Cedars Farm, Cedar Hill, Alton.

Please add this letter to the list of objections to application SMD/2020/0601.

Thank you.

Mrs V. Constable