

Staffordshire Moorlands District Council
Planning Department
Moorlands House
Stockwell Street
Leek

Alandeyne
Cedar Hill
Alton
Stoke-on-Trent
ST10 4BQ

December 14th 2020

Dear Sir /Madam

Planning application reference: SMD/2020/0601

Location: The Cedars Farm, Cedar Hill, Alton, Staffordshire, ST10 4BQ

Case Officer: Lisa Jackson

I object to the above planning application for the following reasons:

- 1) Access and exit from the site of the proposed development is only a few metres from the brow of Cedar Hill. Subsequently, a visibility splay that conforms with the Department of Transport document, Manual for Streets (page 93) cannot be achieved.
- 2) Access and exit from the site of the proposed development will undoubtedly lead to an increase of traffic using Cedar Hill. It must be remembered that Cedar Hill is classified as a C-road (C-0065) and in places is less than 5 m wide. There are no pavements on either side of the road from Battlesteads Cottages to the foot of Cedar Hill; hence a pedestrian leaving the Cedars Farm to use the village amenities would have to walk circa 350 metres, sharing the road with cars, lorries, vans, farm vehicles and more before they reach the safety of a pavement on Cheadle Road (Fernlea corner).
- 3) The Design and Access Statement does not inform or identify a waste collection point alongside the highway for the 3 properties. In addition to wheelie bins from the Cedars Farm this could be up to 8 wheelie bins on recycling days. Undoubtedly this would cause congestion on Cedar Hill and due to the blind bend at the brow of Cedar Hill would be highly dangerous. This problem is exacerbated by the east-west alignment of the road when visibility is impaired due to sunrise.



Figure 1. bin day congestion on Cedar Hill

- 4) On page 3 of the Design and Access Statement we are informed '*The existing garage serving The Cedars will be demolished to provide access to the site at the rear*' which appears very convenient.

However, such apathy is somewhat dismissive of the heritage and importance of the Cedars Farm within the landscape. Built circa 1850 the footprint of the house and ‘garage’ (most definitely a milking parlour #) is clearly shown (circled) on this map from 1880.



Figure 2. Alton map dated 1880 showing footprint of the Cedars Farm and milking parlour

the 1939 wartime register/census lists the occupants of The Cedars Farm, Alton, as Dairy farmers

- 5) From the submitted site plan the nearest property would be circa 45 m away from the road, hence the development could never be described or defined as in-fill.
- 6) The site of the proposed development has a clear line-of-sight view from Toothill lane and Toothill Rock to the North and is only circa 60 metres from the edge of Alton’s conservation area to the east. It seems inconceivable that land that nestles within historic Churnet Valley landscape, that is surrounded by ancient footpaths and neighbours National Trust land could be considered for a housing development. Cedar Hill/Battlesteads/Toothill and the surrounding countryside has been defined as a special landscape area. Subsequently, in addition to SMDC Conservation Officers, The National Trust and Historic England should be invited to comment on this application.
- 7) From the submitted site plan it is clearly evident that the footprint of the 3x properties extends significantly beyond the footprint of the existing agricultural buildings towards the rear of Meadow View Bungalow and the rear lawn and garden of my property Alandeyne. Due to varying ground levels in the vicinity of the Cedars Farm and neighbouring properties, **the ground floor of plot 1 will be circa 2 metres above** my rear lawn and garden. Subsequently, the residents of plot 1 will have a panoramic view into my garden, and, depending upon the eventual height of the roof-line, a clear view into my sitting room and rear bedrooms.

Such an intrusion would have a detrimental and irreversible impact on our family, our privacy and the enjoyment of our home.

Yours Faithfully

Mark Sowter