

# ALTON PARISH COUNCIL



Chairman Councillor Jonathan Shepherd

Mr Selwyn Burton  
16, Villa Road,  
Cheddleton,  
Leek, Staffs  
ST13 7EA  
14<sup>th</sup> August 2022

Dear Sir or Madam,

## **Planning application SMD/2022/0409, Land at Cedar Hill, Alton.**

Alton Parish Council would like to make the following comments regarding this application.

There have been several attempts in the past to secure planning permission for residential housing on this site and every time the application has failed.

The grounds for refusal have been that:

The proposal would unacceptably harm the character and appearance of this special landscape area because of its prominent and isolated position, its poor relationship to the existing settlement and the visual impact of the development on the entrance to the village.

That it appears impractical within the curtilage of the development to construct a junction with the highway which would have sufficient visibility for drivers entering the highway.

The road has no pedestrian facilities and additional pedestrian movements on the highway are likely to result in increased danger for road users and that the proposed footpath layout would result in pedestrians entering the highway at a point where there would be severely restricted visibility.

We would like to point out that since these applications were refused there have been no changes to the road layout in this area, traffic volume has increased and that all of these concerns are still valid.

This is a dangerous, relatively fast stretch of road with no footpath and there is no proposal to create one. The site is located at the top of a blind brow of road which is probably the most dangerous stretch of road for pedestrians in Alton.

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The local primary school is nearly at capacity. Permission has already been granted for 48 new houses that have yet to be built in Alton (Saltersford Lane 22, Capri 14 and Ivy Cottage 12). We fail to understand how all of the children who will be living in these houses will be able to be schooled in Alton. More house building in our village is not sustainable as children will have to be driven out of the village to other schools.

We have brought to your attention on many occasions in the past that there is no public transport serving Alton. You must surely be aware of the congestion within Alton from current vehicle movements of residents, visitors and employees to Alton Towers. Alton does not have a road network that can cope with an increase in vehicle numbers and maintain the safety of its residents.

Para 6.12 of the design and access statement states that the most important feature of this field is the existing hedgerow this is to be retained where possible. This ensures that the character of the village at this location remains unchanged.

As usual the design and access statement for this application refers to your policies particularly the fact that 'Permission should be granted unless any adverse impacts would significantly and demonstrably outweigh the benefits'. The most important feature about this field is that it is still a field. Not building on another of our fields ensures that the character of our village remains unchanged.

There are no benefits to this development. The rural setting will be lost and the special landscape setting will be damaged, pedestrian safety will be compromised, it will generate increased traffic in an area that can barely cope, the village has no public transport and there is no evidence that more housing is needed in Alton. This development is unsustainable. These concerns should not be waived in favour of your lack of supply for deliverable housing sites.

On these grounds Alton Parish Council strongly object to this development.

Councillor Jonathan Shepherd  
Chairman, Alton Parish Council