
From:
Sent: 01 September 2022 19:19
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2022/0409 Site Address: Land at Cedarhill Alton Staffordshire Comments by: Jonathan Moses

From:
The Warren
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Submission: Objection

Comments: Comments: The planning application for land off Cedarhill Alton is unacceptable for many reasons and is totally unsuitable for the location these will be addressed in the points below.

1, The site is currently a green field site used for grazing cattle and has been for many years. It was formerly a brickwork's and there is an original building left as a reminder of the villages history. It cannot be established what lies beneath the land but there can presumably be industrial waste as has been found at the neighbouring development. The removal of this could have a huge financial effect for the developer as well as an ecological impact if items are disturbed.

2, Visually the site can be observed from the B5032 from Cheadle, This will have a significant effect on the appearance to the approach of the village as Cedarhill is one of the main roads into the village. It will be also be visible from as far away as Farley Lane and Beelow Lane Farley which is over mile away as the crow flies. The site is a designated as a special Landscape Area which if developed will be lost for for ever.

3, The impact on wildlife cannot be underestimated as the long established hedgerow provides habitat for numerous birds and although the application states the hedgerow will be not be impacted I fail to see how this can be true as currently the only entrance onto the site is a farmers gate. I have personally witnessed Goldfinches, Bullfinches and Long Tailed Tits among many other species on or around the hedgerow and have also witnessed a Tawny Owls and Buzzards swooping for prey on the proposed site. I have also seen Rabbits and Hares on the site and Badgers and foxes within 30 metres of the site. The summer of 2022 has seen a pair of Red Kites circling above the field on a regular basis

4, The plan mentions links to bus routes and public transport this negligible at present. Service to the village is poor and infrequent with the nearest stop being over half a mile away down a dangerous road which will be addressed at a later point.

5, I estimate that at least 6 properties will have their privacy interrupted by the proposed development. These houses were no doubt purchased by the occupiers due to their rural location and views over open fields whilst being secluded and private. This will be lost. Due to the potential size of the development I would expect considerable noise and light pollution from vehicles accessing and exiting the site with car headlights beaming straight into the established houses opposite.

6, My main objection to the application and what I consider the most impactful on people's lives is the traffic in and around the site. The B5032 from Cheadle is mainly a national speed limit road with that limit being 60mph. As the junction of Battlesteads is approached from Cheadle the limit is reduced to 30mph, however due to the rural location and lack of signage this is frequently ignored as vehicles continue towards Gallows Green and there have been many accidents at this junction. These vehicles also turn off the B5032 into Battlesteads at speed and continue towards Cedarhill with their speed increasing after they have negotiated narrow bends on Battlesteads. As vehicles approach the proposed site passing between the properties known as No 11 and The Warren it is not unusual for vehicles in my professional opinion to be travelling in excess of 50mph. Vehicles travelling in the opposite direction travelling up Cedarhill from the village are often at similar speeds. Residents of Battlesteads and Cedarhill take their life in their hands each time they leave their driveways and it is only our local knowledge and awareness that has prevented us being involved in a collision. Cedarhill is only becoming busier as Alton Towers continues to recover from lockdown and the resort is open all year around attracting many people unfamiliar with local roads and their dangers. Cedarhill is also a "rat run" for employees of Alton Towers and locals alike to avoid more congested areas of the village. Adding an entrance to a development of residential properties will only increase the risk of a serious collision occurring on this stretch of road. 2022 has seen a considerable increase in traffic especially at Alton Towers opening and closing times. The increase in the use of intelligent Satnavs such as Google maps and Apple maps has and will only increase the traffic further as the systems try to defeat the congestion further into the village.

There is an even greater risk of death or serious injury to pedestrians as there is no pavement or refuge for a long stretch of Cedarhill and Battlesteads leaving pedestrians in the path of traffic both front and rear and no escape should evasive action need to be taken. The road is well used by residents on foot as well as visitors to the village with young children as there is a nearby Bed and Breakfast and a holiday let. The road is poorly lit (which is beneficial from a light pollution point) and at the crest of a blind hill and bend thus increasing the chances of a collision. Also dependant on the time of year the sun from the south can be blinding upon leaving the village from Cedarhill for several hours often at peak times. I doubt vehicles leaving the site will be seen or indeed see clearly to exit/enter the site.

The road is also narrow with 2 vehicles struggling to pass at certain points and I have witnessed several incidents of road rage and evidence of minor road traffic collisions i.e. broken glass and wing mirrors. It is only a matter of time before a more serious incident occurs with the risk greatly increasing with more vehicles manoeuvring in the location.

7, Drainage, There is already a considerable run off rainwater from the field which is flowing down the footpath between Wyndhaven and The Warren causing considerable erosion. This could become considerably worse should development be given the go ahead.

In my opinion the application should be rejected as not suitable as the impact on the local community and infrastructure far outweighs the benefits it would bring to the area

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