

Conservation Response.

Date: 30/08/2023.

File/Application ref: SMD/2022/0592.

Case Officer: Jo Gregory.

Proposal: 'Application for outline planning permission with some matters reserved for the erection of up to 53 no. dwellings'.

Site Address: Land at Oakamoor Road, Cheadle, Staffordshire.

Dear Jo,

Objection.

There does not appear to be an appropriate Heritage Statement accompanying this application. On page 14 of the Design and Access statement at *2.04 Heritage* there is some brief description, though it incorrectly identifies there are no assets in the vicinity. On page 15 it goes onto talk about local built form & character in the core of Cheadle.

The large pond in the centre of this landscape situated to what would be the north of the scheme is a monument historically associated to Hales Hall landscaped park and deer park. *MST1618*. It is also noted as being a local nature reserve. To the east is Grade II Hales Hall and setting, and a further monument noted as a surviving medieval Ridge and Furrow. *MST5425*.

On approach to the Hall, the landscape surrounding it and forming part of the setting here remains extant. This area is seen to contribute to a sense of place, providing legibility between the modern development to the west, and the historic landscape to the east. It provides a buffer between the urban sprawl at the west of the pond, with long reaching views historically associated with approaches toward the front of large country or manor houses.

Hales Hall by its nature and design is a large house among grounds. With the pond forming part of this tangible setting, though it appears as though the pond would be boxed in making for an unnatural context. I am concerned would have a detrimental impact on the landscape.

I am not confident these elements are thoroughly considered in the supporting documents, therefore I would not be able to provide full support at this time based on lack of sufficient information.

Regards,

Miss E Holland.
Principal Conservation Officer.

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