

Staffordshire Moorlands District Council
Planning Department
Moorlands House
Stockwell Street
Leek

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

September 20th 2023

Dear Sir /Madam

Planning application: SMD/2022/0409

Land off Cedar Hill, Alton.

I observe from the planning portal numerous documents submitted for application SMD/2022/0409 land off Cedar Hill, Alton.

Conspicuous by its absence is the lack of an Environmental Impact Assessment report for the site. How can an informed decision on the suitability of the site be made without consideration of past industrial activity within and adjacent to the field?

OS maps clearly show the site of the former brickworks within the field indicating clay was extracted from the site. OS maps also inform of the siting of numerous former quarries within metres of the site at Battlesteads and also along Cedar Hill and the Dale.

Vast areas of Alton village are built on stone. The landscape around Battlesteads and Cedar Hill is dominated by stone extending to Toothill Rock in a northerly direction. Subsequently, it would be naive to try and build in the field without due consideration of blasting out rock to enable any properties to be at the same ground level as adjacent properties.

On page 8 of the agents Preliminary Ecological Appraisal (2020) there is photographic evidence showing land slip within the field. Clear evidence that tons of top soil are moving on the bed rock. Without considerable excavation this same bedrock will determine the eventual height of any properties and make the development viewable from Farley Road and Farley Hall in a northerly direction. As the crow flies it is only 2.1 km (1.3 miles) to Farley Hall across the valley from the field (google maps).

An elevated development would appear visually intrusive and out of character with the site and locality and conflict with policy DC3 of the adopted Staffordshire Moorlands Local Plan (2020) which states that the Council will protect, and where possible, enhance local landscape by resisting development which would lead to a prominent intrusion into the countryside.

Also, such an elevated development will be overbearing and intrusive for adjacent properties. Every time a car or vehicle manoeuvres headlights will shine straight into the properties opposite the site inflicting light pollution that will have a serious and detrimental impact on resident's livelihood and wellbeing.

Due to the lack of an Environmental Impact Assessment the application should be refused or withdrawn.

Thank you for giving my comments full consideration.

Kind regards,

Mrs V. Constable