

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B3438/W/23/3317913

DETAILS OF THE CASE

Appeal Reference APP/B3438/W/23/3317913

Appeal By MS CAROL BRAY

Site Address
Land at Cedarhill
Alton
Staffordshire
ST10 4BQ
Grid Ref Easting: 406781
Grid Ref Northing: 342048

SENDER DETAILS

Name MR MARTIN BROWN

Address
Wyndhaven Cedar Hill
Alton
STOKE-ON-TRENT
ST10 4BQ

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

Planning Inspectors Reference: APP/B3438/W/23/3317931.

Dear/sir Madam,

Would you kindly take into consideration my additional points of objection to the sale of the green field land off Cedarhill for the development of up to four dwellings and potentially beyond, which, the Staffordshire Moorlands District Council landscape and settlement document describes as an "important landscape setting to the settlement". As you are aware access of the proposed development site on to a very narrow C class lane offers a very poor all round visibility splay and subsequently will demand the removal of all the drystone wall and the extensive mature hedgerow which in parts is 10 feet thick and 8 feet high which commands legislative protection for a number of reasons including age of the hedgerow and the large bio diversity of wildlife including the identification of bat species, (which I have informed the Staffordshire wildlife trust) within the field boundary and in close proximity to the hedgerow, which would be lost. I note a Bat survey was not was not conducted as part of the biodiversity study and the reptile survey, invertebrate study and preliminary ecological appraisal were not completed correctly therefore invalidating these surveys findings. I also note on the appeals form page 3 where the answer no is given to the question of whether the land is part of an agricultural holding which I find ambiguous as I have photos showing that the field has supported sheep and cattle grazing throughout the year. Also I hope that you take into consideration when making your decision, mine and others previous letters of objection and those of Alton parish council and SMDC who are the representatives and voice of the population and have also objected to this development going ahead.

Yours Sincerely.

MR M R Brown.

Wyndhaven, Ceadrhill

Alton,

ST10 4BQ.