



Planning Inspectorate

Appeal Ref: **APP/B3438/W/24/3340461**

Appellant: **Muller Property Group**

Proposed Development: **Outline application for up to 48 dwellings (all matters reserved except access)**

Address: **Land at Oakamoor Road, Cheadle ST10 1SS**

Hearing: **10.00am Wednesday 13 November 2024 (reserve day 14 November)**

Venue: **The Churnet Room at Moorlands House, Stockwell Street, Leek, Staffordshire ST13 6HQ (reserve day Dove Room, Moorlands House)**

AGENDA

1. Inspector Openings and Preliminary Matters

2. Planning Policy

3. Main Issues:

a. Effects of the proposal on the settings of heritage assets:

- i. The approach to assessing heritage impacts
- ii. Grade II* Hales Hall
 - Significance of the designated heritage asset (DHA);
 - Contribution of setting to significance; and
 - Effects of proposal.
- iii. Hales Hall Pool
 - Status and significance;
 - Contribution of setting to significance; and
 - Effects of proposal.
- iv. Implications of local and national policy provisions: if any harm would be caused, whether this would be outweighed by other considerations, including public benefits (to be considered in greater detail under item 3c).

b. Effects of the proposal on the landscape and visual character of the area

- i. Landscape and visual characterisation of the local area;
- ii. Whether this is a valued landscape;

- iii. Effects of the proposal including consideration of:
 - The effects on the local landscape and the setting of Cheadle;
 - The effects on specific viewpoints.
- iv. Implications of relevant policy provisions.

c. Other matters

- i. The implications of the current level of housing land supply and the application of the presumption in favour of sustainable development (National Planning Policy Framework Paragraph 11d);
- ii. Consideration of public benefits including:
 - Provision of open market and affordable housing;
 - Economic and social benefits; and
 - Ecology and green infrastructure.
- iii. Other issues identified, including those raised by local residents, relating to the possible effects of the development on:
 - Highway safety, including congestion;
 - Nature and wildlife;
 - Local services;
 - Operation of Hales Hall;
 - Drainage and flood risk; and
 - Other matters identified.

4. Discussion of Conditions and Section 106 Agreement (without prejudice to the outcome of the appeal)

5. Applications for costs (if applicable)

6. Site visit arrangements

7. Close

AJM 07/11/24