

Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

Your Ref SMD/2026/0006

Our Ref CRTR-PLAN-2026-45930

Thursday 22 January 2026

Dear Arne Swithenbank,

Proposal: Outline permission with all matters reserved to build a two bedroom bungalow in a paddock off Cheadle Road

Location: 37 Red Lion, Cheadle Road, Cheddleton

Waterway: Caldon Canal

Thank you for your consultation.

We are the charity who look after and bring to life 2000 miles of canals and rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Trust is a statutory consultee in the Development Management process.

Based on the information available our substantive response (as required by the Town & Country Planning (Development Management Procedure) (England) Order 2015 (as amended)) is the following advice:

The application site is located to the south of the Caldon Canal. The canal is a conservation area and although the application site is set around 25m away from the canal it seems likely that any new dwelling on this site will be visible from the canal.

Whilst we acknowledge that this application is in outline only with all matters reserved, we do wish to comment that it will be extremely important that any detailed scheme at reserved matters stage carefully considers the likely impact it will have on the character and appearance of the canal conservation area and that the design and siting of the bungalow and the form of any boundary treatment along the northern site boundary all seek to minimise any adverse visual impact on this designated heritage asset.

Please do not hesitate to contact me with any queries you may have.

Yours sincerely,

Ian Dickinson MRTPI
Area Planner

<https://canalrivertrust.org.uk/specialist-teams/planning-and-design>

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