

Our Ref: CPC/SMR/DKT/2016/017

Planning Department  
Staffordshire Moorland District Council  
Moorlands House  
Stockwell Street  
Leek  
Staffordshire  
ST13 6HQ

9<sup>th</sup> May 2016

**RE: Planning Application SMD/2016/0200 Tenford Lane**

Dear Miss Simpkin,

Although the above application is located in Cheadle South East Ward, the proposal, if approved, will have a huge and direct impact on Upper Tean. Therefore, it is imperative that Checkley Parish Council's views are taken into account when determining this application.

Checkley Parish Council would like it noted that they, along with a large number of local residents strongly object to this opportunistic planning application for the following reasons:

**Local Environment**

This plot is a greenfield site that is elevated away from Tenford Lane, bounded by mature trees and hedgerows and, as such, greatly enhances the local environment in this quarter of the village of Upper Tean. In fact, it is difficult to understand why this, and other sites along the boundary of Tenford Lane are not included in the green belt.

At present Tenford Lane along with Breach Lane forms a boundary between Upper Tean and Cheadle. This natural boundary separates two very different and distinctive land uses. To the south is the urban settlement of Upper Tean whereas, the land on the north side of Tenford Lane, is unmistakably, rural. The Parish Council is totally opposed to any development to the north of this existing and natural boundary.

**Visual Impact**

This proposed site is elevated, rising steeply from Tenford Lane. Consequently, this development will have a vast negative visual impact on the landscape, as every single proposed dwelling will be visible from most vantages. Conversely, the proposed dwellings will overlook many existing and well established properties in the village.

**Increased Flood Risk**

It is difficult to see how this site could itself be subject to flooding. However, the surface water runoff from the development will impact on locations downstream of the River Tean. Approval has already been granted for sixty-seven dwellings a short distance from this proposed site, off Cheadle Road. Storm water from this, plus the proposed development will inevitably enter the River Tean at a faster rate than it does at present. This will increase the number and severity of flooding events that already occur along the river at Upper Tean, Lower Tean, Checkley and Fole. In storm conditions the combined flow from these sites will increase the chances of flooding to an unacceptable level along with all the misery, upheaval and costs it inflicts on established local families in the parish.

**Ecology**

The site is presently pastureland, with mature trees bounded by hedgerows and a wooded area. To build on it will, undoubtedly, have a harmful impact on the wildlife and flora that exist in this locality along with its supporting ecology.

**Local Plan Considerations**

Following the recent Local Plan Consultation, Upper Tean is shown as having enough sites to meet the housing need identified in the Core Strategy. This was confirmed in the Objectively Assessed Needs Report that was the basis of the housing numbers approved by SMDC at their Assembly on 13<sup>th</sup> April of this year. Therefore, this site is superfluous to the housing numbers required for Upper Tean.

## **Foul Water Sewerage System**

The main foul sewer running through the Tean valley that joins the main sewer from Blythe Bridge, frequently floods during storm conditions and surcharges, depositing raw sewerage into the valley. Despite having raised manhole shafts, installed by the Drainage Authority, one and a half metres above ground level with secured covers, to relieve some of the pressure and try to prevent any spillages. Spillages still occur regularly.

It must be borne in mind that this is the situation before the sixty-seven dwellings already approved, off Cheadle Road, are built. Clearly, the additional foul waste generated by both developments will exacerbate this, already, intolerable health threatening situation.

## **Highways Issues**

In the recent Local Plan consultations, the Highways Authority expressed concerns over access to the site from Tenford Lane. Besides sharing those concerns, the Parish Council would like to draw your attention to the following additional highways issues:

- Additional traffic on Tenford Lane.
- The crossroads Tenford Lane/Cheadle Road/Breach Lane. Statistically, uncontrolled crossroads carry the greatest accident risk. The geometry of this junction is extremely poor and there will be an increase of traffic, generated by this proposal plus the development off Cheadle Road, using Breach Lane. Traffic from Cheadle, although entering a 30mph zone, is often travelling at speeds well in excess of this across the junction. The visibility for emerging traffic from Breach Lane across the junction into Tenford Lane is so far below standard that it is a dangerous manoeuvre to make. The delays resulting from the additional traffic will cause drivers using this junction to make unsound judgements, in their frustration, going for 'gaps' in the traffic that are just not there.
- Increased Winter maintenance liability due to the unavoidable steep gradients of the internal road layout of this proposed development.
- The lack of pedestrian footways on the north side Tenford Lane.
- The volume of traffic using the A522 is already at a critical level, considering that presently, the amount of industrial traffic using this road is suppressed with the downturn in the economy. When traffic volumes return to their 2008 levels and the development of sites already approved that feed onto the A522 are taken into account, the A522/A521 junction in the centre of the village will be well over capacity at peak times, resulting in unacceptable levels of congestion. Signalisation, often seen as a solution for junctions with capacity issues, will not solve the problem here. In fact, it will make matters worse due to the number and type of HGV's present. The only way to further improve the capacity of this junction is to enlarge it with the provision of additional traffic lanes. This would certainly involve the demolition of some of the historic buildings on the High Street, destroying the very heart of the village.

## **Pressure on Local Services**

The SMDC's Core Strategy and emerging Local Plan indicate a housing need of 100 dwellings in Upper Tean for the period up to 2031. This proposed development on Tenford Lane plus the approved development on Cheadle Road will take the number of dwellings to 116. There are other sites in Upper Tean that, if the Local Plan is adopted will serve to further increase this number. Therefore, assuming that the 100 dwellings was considered to be a sustainable level of development, any additional dwellings imposed will be unsustainable with local services, including GP practises and schools coming under unsustainable pressure.

Yours sincerely,

Siân Morgan-Rimes

On behalf of Checkley Parish Council