Mr K. Bailey & Mrs J.Bailey

69 Cellarhead Road

Cellarhead

ST9 0HW

REC 13 SEP 2018

Dear Sir/ Madam,

RE: Planning application reference: SMD/2018/0535

We are writing to you in respect of the planning application for a new dwelling which will be located immediately adjacent to our property at the aforementioned address, where we have resided for circa 40 years.

Although, we offer no formal objection to the planning application in principal, we write to offer our material concerns to the development, that could prove to have a detrimental impact on our property. We also write to highlight issues surrounding the current application status.

We trust the planning officer will be aware of the fact that there was a previous application submitted on this site several years ago – the application was refused on the grounds that the proposed plot is within greenbelt. Our concern is that the acceptance of this development will set a new precedent within the Staffordshire moorlands resulting in over development of already modest residential areas infilling garden plots etc.

We also wish to highlight that the application lists the *YOUTH AND COMMUNITY CENTRE* as a key consultee – this is incorrect. The youth centre has not existed for several years. The building is owned and operated by Moorside High School, who do not appear to have been formally identified as a key consultee. If this is the case, we would expect that the application consultation period be extended to allow the school the full required four-week period, as required. We also highlight that the proposed dwelling is located directly opposite the school's entrance/ exit and that both parties will be subject to head light blinding when pulling on and off Cellarhead road - a major risk that must be considered by the highways authority in respect of granting approval. (Please see the image below for context.)



The design of the bungalow and the elevations show an exceptionally deep roof, this would of course be conducive to a 'dormer extension' potentially increasing the modest proposal of a two-bed bungalow, to a four-bed dormer bungalow. It would be practical to conceive that such an extension would also increase the number of cars from four to six – using a single shared driveway. We would expect that if

the proposal is given approval, that a carefully worded condition would be set on the development to limit further future extension.

Our main concern however, is in respect to the current and future drainage arrangement for the proposed dwelling. Our property curtails the proposed plot and No. 71. We have agricultural buildings and livestock to the southern boundary of the plot. We believe that the current surface water from no.71 in drains onto our property, which is then further drained into our ditch located at the southern end of our property, of which we solely maintain. We assume the applicant's intention will be to simply connect into the current foul and surface water of No.71. We will not be accepting of any new surface water from the proposed development given the current issue and future maintenance agreement this entails. We also understand that that No. 71 shares a foul drainage with the neighbouring property and highlight the obvious issue with increasing the loadings of an already outdated system.

We would insist that should approval be granted for the proposed dwelling that a carefully worded pre-commencement condition is set by planning authority in order to protect the neighbouring properties from future dispute. We ask that the condition include - full details of a scheme for sustainable drainage system to serve the site, and a method of implementation including arrangements to secure funding and maintenance for the lifetime of the development through an appropriately legally binding agreement are submitted to and approved by the local planning authority. The approved scheme shall then be implemented in accordance with the approved details and timetable. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved scheme. Details of the scheme for a sustainable drainage system should be based on sustainable drainage principals and an assessment of the hydrological and hydro geological context of the development.

We trust the above is helpful for the planning officer to make a current and accurate decision of the merits of this application. You will see that the intention of this letter is to enforce our position and concerns, so as to mitigate any potential future dispute. We would also welcome a face-to-face meet with the planning officer at our property, which would aid to show that our concerns are relevant and must not be disregarded.

Yours Faithfully,

Mr and Mrs Bailey.