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To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
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Application Reference No. : SMD/2021/0491 Site Address: Land Off Tenford Lane TENFORD LANE TEAN STAFFORDSHIRE ST10 4EN Comments by: Daniel Hood

From:

58
Tenford Lane
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Submission: Objection

Comments: Whilst I am not naive to the planning process and the so called need for development and furthermore, expect, once again that a 50/50 planning committee vote will lead to a casting positive vote from the Chair who lives in Cheadle and will not be impacted by this proposed development I wonder if he lived on Tenford Lane, the outcome would be very different. I therefore urge you to consider the strong objections for a second time from the people who live in the village.

I would also like to know why the first application states „No Objections“ where clearly there were and still are numerous and strong objections to this proposal.

If this should go ahead from the current plans it would appear that the recreational space is adjacent to the kennels due to noise pollution- given the kennels are no longer in operation would it not be best to re located the green space recreational area as a buffer between the development and Tenford lane in order that the concerns regarding privacy and appeal are partially addressed by having a green zone in between. This would also allow for the preservation of the existing oak trees and hedgerows along Tenford lane

I wish to strongly object to planning application SMD/2021/0491 on the following grounds:-

Proposed change to village boundary line - the village boundary has been proposed to move from the hedgerow on Tenford Lane to the woods surrounding the quarry area. This consultation needs to be concluded before any decision is taken with regard to this planning application which is specifically in the contested zone.

Impact on Drainage / increased run off and increased flooding risk -the bottom of Tenford Lane is already prone to significant flooding and dangerous icy conditions on a hazardous crossroads. Loss of the natural soakaway area will result in increased flooding down the Lane and in the drainage basin adjacent to the River Tean. This will also add to ice formation in icy conditions at the already hazardous crossroads.

Impact on the village limited services and infrastructure - impact of 160+ residents on already pressurised and lack of local facilities in Tean, despite the application being for the present Cheadle area boundary. Realistically, new residents will want to use the very limited facilities in Tean as opposed to Cheadle which is a further distance from the proposed dwellings. There is a very small and already oversubscribed General Practice surgery and no Dentists. Can the school cope with an influx?

Loss of open countryside and green belt, landscape and ecology - Loss of this green-space will irreversibly lose open countryside and greenbelt and have a significant negative impact on flora and fauna in our local ecology. The addition of 100+ cars to this area will cause pollution and danger to insect and animal life. There are a number of protected oak trees on the site which are homes to a number of birds, Bats who live on the site.

Loss of light - this is a major concern for the current residents of Tenford Lane. The gradient of the proposed site which slopes at right angles towards Tenford Lane means that the proposed dwellings and outbuildings will be significantly elevated compared to those presently sitting below pavement level on the Lane. The boundary hedge is very much lower than the position of the buildings, meaning it will obscure little of the proposed buildings. Constructing two storey houses on this will mean unacceptable light deprivation. The majority of

present properties on Tenford Lane are set down significantly below pavement level and are already afforded a low level of light. As outlined above, this is also further impacted by the land opposite which is raised and elevated significantly above the pavement level. We urge the committee members and/or planning representatives to visit these existing properties to fully appreciate the issues we are raising here.

Overlooking / loss of privacy - this is another major concern for the present residents of Tenford Lane. The gradient of the proposed site sloping at right angles towards Tenford Lane means that the proposed dwellings and outbuildings will be significantly elevated compared to the current properties sitting below pavement level. The boundary hedge is very much lower than the position of the buildings, meaning it will obscure little of the proposed buildings and thus will directly impact on privacy of both present and new residents.

Building 2 storey houses on this slope (particularly 7 houses in a row progressing up this slope) will mean unacceptable loss of privacy for those inhabitants of the present Tenford Lane properties.

Visual amenity - the introduction of a bland modern estate to this location of a characterful lane is not in keeping with the visual appearance of the lane.

Highway safety - Tenford Lane is a very narrow road, at parts insufficient for 2 cars to pass. The proposed junction into the proposed estate is at an area that is narrow. These residents have to park on the road as they do not have drives to their houses. If this application goes ahead, residents with no drive will have nowhere to park their car outside their house due to proximity to the new junction. On an already narrow and at times congested lane, heightened traffic on these roads will inevitably lead to an increase in accidents and loss of life for both car users and pedestrians.

The alternative access and egress routes are even smaller country lanes, single carriageway in many places, with equal or greater safety concerns relating to increased vehicle usage. One of these, Gorsty Hill Road, has no pavement and is also a key pedestrian route for children from Tenford Lane and the Clarendon Park estate attending the 2 village primary schools. Heightened traffic on this road will inevitably lead to an increase in accidents and loss of life for both car users and pedestrians.

Traffic generation - the addition of 40 new homes equates to an additional 100+ cars using the Lane on a daily basis. Increased traffic is hazardous to road safety in view of the narrow and winding nature of these country lanes and harmful to the presently incumbent flora and fauna of this greenbelt area and to the safety of pedestrians and children playing (the play park entrance is directly opposite the proposed new estate entrance).

Noise and disturbance resulting from use - introduction of 160+ additional residents to a current greenfield site with the impact of this on adjacent ecology in the wooded area with a number of old and protected oak trees and former quarry area (also posing as a difficult and possibly dangerous site for the construction of 40 houses) which is a wildlife haven currently.

In addition, this application falls within the boundaries of Cheadle, which has already exceeded its quota for new housing.

Dan Hood

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