

From:
Sent: 13 September 2021 14:44
To:
Subject: Comments on planning application SMD/2021/0491

Flood Risk

This hillside site slopes steeply in two directions, down from the woodland above. The proposed development will replace a large area of permeable pasture with impermeable roads, houses, and paving. This will increase flooding of Tenford Lane, Cavendish Road and the adjoining roads, properties on the south side of Tenford Lane which are below the level of Tenford Lane, and the Tenford Lane/A522 road junction.

The mitigations proposed in the 'Foul and Surface Water Strategy' document are vague and unconvincing. They lack substantial data, and they are replete with 'await detailed planning' reservations. The management summary admits ignorance about the location of the soakaway tests from which infiltration data is extrapolated. The plan is full of SUDS possibilities, and light on substance.

To where does the swale to the north of the site divert water? It seems to simply dump runoff further up Tenford Lane.

The field slopes in two directions. Looking at the site, water will cascade directly down from the three rows of houses into Tenford Lane, into people's houses, and into Cavendish Road and the houses beyond that. It seems unlikely that the proposed cut-off drain would accommodate heavy rain, unless it is of gargantuan proportions.

The geology of the site is light, sandy soil. Hence the former gravel pits on the other side of the ridge. Heavy rain will wash silt into Tenford Lane.

Much of the document is simply re-hashed information about possible SUDs mitigations.

The plan shows a 'road to nowhere' which would needlessly add to the runoff.

The landscaping proposal includes a tarmac footpath through the landscaped area. This would add to the runoff.

Finally, there is no commitment, nor any compulsion for developer to implement SUDS proposals.

Access, traffic and transport

The site is ill-served by alternatives to motor transport. There is no convenient public transport to Stoke, or other employment and retail locations. There is one bus per hour serving Cheadle. There are no cycle routes. The site does not accord with Staffordshire Moorlands Integrated Transport Strategy.

The development would increase motor traffic on Tenford Lane by at least 30%. Tenford Lane is narrow and incapable of comfortably accommodating this increase. Drivers would use the even narrower Eastern end of Tenford Lane, and the network of single track roads beyond as a rat run.

Traffic at the Tenford Lane/Breach Lane/A522 junction would increase. Tenford Lane and Breach Lane are both single carriageways.

There would be an unacceptable increase in road accidents and injuries to motorists, pedestrians, and cyclists.

Damage to the environment

The proposal would involve tearing up trees, hedges, and pasture, and destroying the natural environment.

It proposes replacing some ancient hedges with fencing as soundproofing. This must not be allowed. Hedges are a good noise baffle, and the kennels are not currently operating.

The plan proposes removing an ancient oak tree for the convenience of the developers. This must not be allowed.

The proposed cut-off drain would damage the ancient hedge running parallel to Tenford Lane. This is not acceptable.

Aesthetics

Some Tenford Lane residents will have their present skyline, consisting of hedge, pasture and woodland, replaced by three tiers of houses blotting out their light and overlooking their properties. The hillside and woodland which the development proposes to cover with roads, and buildings is visible for miles around. It is a visual asset for people well beyond those who would be directly impacted.

Management and controls

Should this development go ahead, there is a high risk that the developers will find ways to 'value engineer', or avoid essential elements of the proposal such as mitigations against flooding, and environmental damage. None of the greenwash components of the proposal carry any guarantees that they will be implemented. I doubt that Staffordshire Moorlands has the resources to control developers. In the last few days, Staffordshire Moorlands has not been able to ensure the protection of a listed site in Tean.

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