

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 26 February 2022 10:32:23

Application Reference No. : SMD/2021/0491 Site Address: Land Off Tenford Lane TENFORD LANE TEAN STAFFORDSHIRE ST10 4EN Comments by: Victoria Hughes

From:

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Tenford Lane
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Submission: Objection

Comments: Here we go again starting with the usual challenge of locating the new documentation (search functionality does not recognise the planning application reference so you have to use the map - not exactly accessible and user friendly especially for the lesser computer savvy) coupled with the timing - documents sent during school holidays again with 14 days in which to respond. Furthermore a qualification is required to read, decipher and understand all of the technical data. Talk about being blinded by science. Where are the simple headlines for residents to understand or is it just me?

RESIDENT'S COMMENTS

It seems that responses are provided to 'professionals' but not to resident's comments and concerns. Where are these documented?

BROWNFIELD FIRST

What considerations are being given to the Prime Minister's recent speech advocating "Brownfield First" and the approach to protecting green spaces? Or is this a case of the stable door is already shut after the horse has bolted?

EXISTING BOUNDARY LINE

To my knowledge we still haven't received a response to the concerns raised with regard to the proposed movement of the existing boundary line. Surely this has to be concluded before any planning permission can be sought or agreed?

ROAD SAFETY (TENFORD LANE)

Staffordshire Police may well have responded with no objections or concerns, and only advice with regard to crime and mitigating security for the proposed new dwellings, but what of road safety, specifically on Tenford Lane and the already busy main road crossroad junction at the bottom of the lane? They clearly haven't afforded the time to observe and assess the current volume and speed of traffic, especially during rush hour. The narrow lane will not cope with any further volume and is not wide enough for vehicles to pass safely, often needing to mount the pavement. I have yet to see any response to this or any proposed widening of the Lane.

ARBORICULTURIST'S REPORT

"I consider that for some plots the dwelling proximity is too close and there would be significant shading of rear elevation and/or private gardens at certain times of day, in particular Plots 27, 28, 29, 36 & 37, and to a lesser extent Plot 35; in addition the proximity of dwelling elevations to tree canopies would be inappropriately close in some instances (eg virtually touching at Plot 36) which is inevitably likely to generate concerns about overbearing impact on outlook, potential for damage from falling branches etc and thereby create pressure for crown reduction and/or felling. Substantially greater clearance should be sought in these cases."

Where is the response to this?

"In conjunction with this, it is noted that more and more larger residential developments are these days being designed as 'outward-facing' to avoid presenting a closed off rear aspect to either the public realm or adjacent open countryside, which often involves provision of tall solid fences to gardens in order to provide privacy and security which can be visually abrupt and intrusive, especially in a rural edge location such as Tenford Lane. I haven't seen boundary treatment proposals, and whilst for instance the existing hedgerow to Tenford lane (and its trees) would be retained, such established hedges are often not considered by occupants to provide sufficient standard of privacy and security, especially if gappy or when out of leaf in winter. I wonder if a 're-think' to an outward-facing layout for this site would address and overcome some or all of the issues noted above, in addition to improving the appearance and setting of the development itself and allowing it to be assimilated better into the landscape with less intrusive visual impact?"

Where is the response to this?

As a Tenford Lane resident currently residing in a property 'set down' below pavement level and significantly below the lay of the land of the proposed development site, I have grave concerns about the visual impact and light deprivation from the proposed dwellings and furthermore any fencing measures, future occupants may decide to install for their own privacy and security. Basically the proposed dwellings will be afforded the beautiful views that will be stolen from us and to be compensated with a view of bricks, mortar and fencing. I have also yet to see any proposals that excavation of the land will bring the properties down to the same level as those currently on Tenford Lane to avoid the 'towering over' effect whereby we will inevitably lose a lot of the current sky line and affording light.

DRAINAGE SURVEY

The proposed site is permeable land which slopes steeply in two directions, down from the woodland above. The proposed development will contain impermeable roads, houses, and street paving which will undoubtedly increase the flood risk on Tenford Lane, Cavendish Road and the adjoining roads, properties on the south side

of Tenford Lane all of which are below the level of Tenford Lane, and the Tenford Lane/A522 road junction. The proposed solutions in the 'Foul and Surface Water Strategy' document are vague. Many of the objections have been closed with lack of substantial data, while other objections 'await detailed planning'.

Water will inevitably cascade down from the proposed development into the existing properties on Tenford Lane which are already significantly 'set down' below the proposed site and below current pavement level, coupled with the geology of the site which is quarry sand with gravel pits on the other side of the woodland. Heavy rain already washes silt onto Tenford Lane and the crossroads and main road at the bottom end of the lane. The proposed development would reduce the permeable nature of the land and inevitably lead to increased flood risk and dangerous road conditions.

SALEABILITY

Has any consideration been given to the saleability of the proposed dwellings? I wouldn't want to live in house built on sand so close to a gravel pit.

AMENITIES

There have also been several objections with regard to amenities and I have yet to see a response in terms of an already stretched Doctor's surgery, lack of shops and leisure facilities in a small village.

I look forward to a response.

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