

From: planningcomments@staffs Moorlands.gov.uk
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: Sean Langridge

From:
32
Cavendish Road
Tean
Tean

Phone:

Email:

Submission: Objection

Comments: I wish to raise my concerns relating to the proposed development of land off Tenford Lane.

I outline my concerns below which are presented in no particular order.

Traffic/Access: Tenford lane is not suitable for the volume of traffic today. Average traffic surveys may suggest that Tenford lane is suitable for the predicted volume of traffic, but it is not suitable at peak times of ingress and egress. The lane leads out onto a dangerous junction with poor visibility at which there is a record of serious road traffic incidents. The road is not wide enough to take two vehicles. The road is often used by farm vehicles and large lorries (milk collections). In icy weather the junction is even more dangerous as a result of a lack of gritting. The development will simply add to the commuter traffic in Tean as people travel to the Potteries and Derby. It will increase even further the traffic on Breach Lane and what is a very challenging and dangerous four way intersection. As there is outline planning permission for up to 67 properties adjacent to Cheadle road and access via Breach lane the impact must be considered in an integrated manner.

The impact on local residents during the construction phase will be onerous. Tenford lane is the route that school children take to and from the school bus service. Adding more traffic into this area would appear reckless.

Amenities: This large scale application will place even more demands on the limited amenities of the village. Look back in the village over the past decade and there is very little development of amenities in spite of the housing developments over this period. Both primary schools are at or approaching capacity with no evidence of plans to expand. We are fortunate in the village of having access to a GP on a reasonable basis and timescale. These developments coupled with others in the village will put this in jeopardy. Provision for school play is arguably worse than it was a decade ago.

Quality of village life: The development will be massively detrimental to the life of those living on Tenford Lane. There will be a loss of privacy with overlooking properties, increased noise (unchanged by the current changes), increased pollution from vehicles, loss of an attractive view, loss of light, and loss of natural habitat for wildlife.

In the absence of any considered case for the need for such housing in Tean it is difficult to understand any societal and environmental benefit from this development. It will certainly erode the rural village character of Tean without any tangible benefit to its residents.

In summary, I wish to strongly object to the proposed development. It will endanger the users of Tenford lane, push more load onto already limited local amenities, blight the existing residents of Tenford lane and further degrade the village character of Tean. All of this without any benefits to the village residents.

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