
From: planningcomments@staffs Moorlands.gov.uk
Sent: 06 March 2022 21:44
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

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

From:

60

Tenford Lane

Tea

Stoke on Trent

ST10 4EN

Phone:

Email:

Submission: Objection

Comments: Dear Sir

My comments on the revised consultations are as follows;

- I still do not see that the drainage plans are suitable. There are very technical descriptions of the soakaway testing but with no summary to explain to a non-technical person what they mean or the consequences. From my reading of the tests it takes more than 3 hours for the soakaways to reduce to 25% full. Is the assumption that it stops raining at the start of the test? Is this an acceptable result. What would happen in the event of storms which we have seen recently? The fact that all water will flow down onto Tenford Lane over to houses currently set below the road level is surely not acceptable. Beyond this some water will also flow down Tenford Lane towards the already busy junction with Cheadle Road, not to mention the new access road to the development.

- I don't believe the issue of light deprivation to existing properties on Tenford Lane below the road level has ever been addressed, and existing residents' and council tax payers' justifiable concerns totally ignored. Similarly all these properties will be overlooked by the new development either from their rear windows or potentially front elevations. Personally we have 2 bedrooms which will be looked into by the new properties, giving us no privacy whatsoever without having curtains drawn 24 hours a day.

- The landscape and habitat management plan appears very comprehensive, but what assurances are there that this will ever be enacted? Who pays for this, the house owners on the proposed site or will the developers come to residents on Tenford Lane requesting funding? I also don't believe that once passed any developer will stay at 40 properties. They will go back for planning for as many houses as they can to make the site profitable and the proposed landscaped area will soon be turned to housing, as the kennels, which originally restricted development to the west of the site, have long since ceased trading.

- There are TPOs on 6 trees on Tenford Lane. What would happen in the event of one of these trees being damaged and killed during construction? A slap on the wrist and a small fine? How can the council ensure these trees will still flourish after the development?

- I have not seen any conditions relating to the actual construction of the site if permission is given. What working hours will be allowed? Will we be disturbed from early morning to late evening? How will noise, dust, traffic congestion at the site entrance be controlled? My concerns above regarding privacy will also apply here with construction workers looking down into the existing properties on Tenford Lane.

I still object in the strongest terms to the development. Previous concerns over traffic were not listened to when the approval for the development entrance was given, against the wishes of all the current residents of Tenford Lane, and I fear that any further concerns of residents will again be ignored to allow a developer to destroy valuable green space.

Yours faithfully

Richard Stockton

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