

From: [Planning](#)
To: [\(SMDC\)](#)
Subject: Re: Revised Neighbour Letter 14 Days - App ref SMD/2021/0491
Date: 29 May 2022 21:27:11

RE: Revised Neighbour Letter 14 Days - App ref SMD/2021/0491

My comments have not changed on this application from day one. How this has been passed for outline planning by highways and SMDC as safe is an absolute joke.

Consultation with the public? Another joke. Every single comment against the planning; almost all based on concerns for highway safety - not taken into account. The development will be adding more cars to the road and more danger with absolutely no remedial plans.

The suggested entry road onto this development is close to an existing private drive where issues with visibility already exist.

I do not feel the impact on the wider areas have been taken into consideration at all. Go to the local schools in Tean on any day around 8:45 to 9am and 3 to 3:30pm and see the havoc in action. Witness the dangerous parking, the cars mounting the kerbs, the children trying to find a safe place to cross. This development will 100% add to this. Whilst the schools are in walking distance (to Tean), the reality is working parents have to travel onwards after school drop off.

Where are the safe places for children to cross on Tean/Cheadle Road (A522), especially if they want to cross near the bus stops? NOWHERE! On the A522 Tean/Cheadle Road, travelling from Tean towards Cheadle, the pavements are extremely narrow, unkempt and UNSAFE. Councils can talk about sustainability and getting people to walk/cycle but where are the improvements to encourage this? Why not get the infrastructure sorted first - i.e. widen the roads, have safe walking and cycling routes and THEN start thinking about building more houses! You might find that people are less resistant once they can see developments making a POSITIVE contribution to their communities.

To carry on and build this development with no plans in place to improve the highway safety is just diabolical.

With regards to the recent additions around drainage, if bunds and swales work, how is it that Gorsty Hill and the top end of Tenford Lane regularly flood? Who will maintain these bunds and swales? Currently no-one seems to manage or maintain the ones on Gorsty Hill, despite complaints from existing residents. I've been here 16 years and they have been flooded when it rains for 16 years!

I can see there is a lot of data submitted around drainage and flooding. Data doesn't always reflect the true picture. The only way we will know how this development will affect the wider area in the long run will be once it has been completed. I'm sure a lot of work and data was produced for the houses that were built behind the mill in Tean but they still got flooded a few years back when the river broke it's bank.

Could I please ask for clarity on the application form dated 22 July 2021? Section 8 declares "yes" to being related to a member of the authority but does not give details as to who this person is. Do the application forms get checked at all? What is the policy/procedure when an application form with incomplete information is received? Would it be normal practice to return the application form and ask for the anomalies to be addressed? Is this information not considered vital for the purposes of transparency and integrity?

There is a document on the planning portal dated 25-02-22 titled "Consultation Response SMDC Leisure & recreation". All other reports have a date and an author. Could the author and the date of the report be provided to the public? If this document was received via email format, could it be uploaded in the original format, as all other documents have - for consistency, transparency and integrity reasons.

I did ask for this to be addressed in my last email to SMDC but it is still unclear nor have I received a personal response about it.

Can the S106 document from the original planning (SMD/2016/0811) be uploaded to this planning application, to save people having to go and look for it in the original planning application?

With regards the S106 agreement on affordable housing and contributions to be made to Wentlows playing field, is there any likelihood this could be discharged or modified in any way? Do the communities have any say on how the money received is spent? Would there be any consultation on how it is spent?

I look forward to receiving your response to my queries. Please submit my comments on this planning application on the planning portal

Many thanks

Tracy Smith

On Tuesday, 17 May 2022, 14:08:52 BST, Planning (SMDC) <planning@staffsmoorlands.gov.uk> wrote:

Please find attached document

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