

From: [Lesley Faux](#)
To: [Planning \(SMDC\)](#)
Subject: To whom it may concern re Planning application SMD/2021/0491
Date: 30 May 2022 20:51:16

To whom it may concern

We wish to object to planning application SMD/2021/0491 on the following grounds:-

1. **Overlooking / loss of privacy and loss of light** - This is a major concern for ourselves and the present residents of Tenford Lane. The gradient of the proposed site sloping at right angles towards Tenford Lane means that the proposed dwellings and outbuildings will be significantly elevated compared to those presently on the Lane. The boundary hedge is very much lower than the position of the buildings, meaning it will obscure little of the proposed buildings. Building 2 storey houses on this slope (particularly several houses in a row progressing up this slope directly opposite our house at No 70) will mean unacceptable loss of privacy and light deprivation from an already dark north facing elevation at the front of the present Tenford Lane properties. The majority of present properties on Tenford Lane sit significantly below the pavement level and are already afforded a low level of light. As outlined above, this is also further impacted by the land opposite which is raised and elevated significantly above the pavement level. is another major concern for the present residents of Tenford Lane. The gradient of the proposed site sloping at right angles towards Tenford Lane means that the proposed dwellings and outbuildings will be significantly elevated compared to pavement level and even more so compared to those exiting houses on the lane. The boundary hedge is very much lower than the position of the buildings, meaning it will obscure little of the proposed buildings and thus will directly impact on privacy of both present and new residents. Building 2 storey houses on this slope (particularly 7 houses in a row progressing up this slope directly opposite our house at No 70) will mean unacceptable overlooking and loss of privacy for those inhabitants of the present Tenford Lane properties. The level of overlooking and loss of privacy to present residents is unacceptable. The amendment to Type 4 houses to a marginally smaller footprint makes no significant improvement impact on the proposed plan.
2. **Visual amenity** - it has been suggested that it is likely that new

residents will erect high fences along the Tenford Lane boundary to increase privacy to their (back) gardens and houses. This will be unsightly to the character of the Lane. In addition, it is likely that the existing trees would likely be removed as a storm (falling) hazard, further increasing the ecological impact of this development and eliminating one mitigating factor that might be considered to be in place. We object to the divide and rule tactics of piecemeal development proposals. The addition of a road with no houses makes it clear further housing will be added at a later date, which needs consideration now as part of this proposal. The leaving of the bottom section of the field for landscaped public space is a sweetener, unlikely to ever happen, and a tactic to remove objections (for now) from a large section of the Lane. Now that the kennels have gone, it is extremely likely that this space will also become housing. Again, this needs consideration now in relation to this proposal.

3. **Highway safety** - Tenford Lane is a very narrow road, at parts insufficient for 2 cars to pass. The proposed junction into the proposed estate is at an area that is narrow and where already large vehicles attending the (former) kennels are unable to enter or leave that drive when current residents are parked outside their houses (residents used to have to move their car before a regular large vehicle attended each week to allow access and egress). These residents have to park on the road as they do not have drives to their houses. If this application goes ahead, residents with no drive / off road parking will have nowhere to park their car outside their house due to proximity to the new junction. There is poor and hazardous visibility for vehicles travelling from Breach Lane across the crossroad (at The Anchor) and up Tenford Lane. The junction is extremely hazardous in icy conditions when travelling in reverse due to the gradient approaching the junction. Breach Lane is already extremely hazardous to travel on, especially at peak times when it is a key rush hour route into and out of Cheadle. Breach Lane has single lane width at many parts, many blind bends and steep gradients, again making it particularly hazardous in icy conditions. Heightened traffic on these roads will inevitably lead to an increase in accidents and loss of life for both car users and pedestrians. The alternative access and egress routes are even smaller country lanes, single carriageway in many places, with equal or greater safety concerns relating to increased vehicle usage. One of these, Gorsty Hill Road, has no pavement and is also a key pedestrian route for children from Tenford Lane and the Clarendon Park estate

attending the 2 village primary schools. Heightened traffic on this road will inevitably lead to an increase in accidents and loss of life for both car users and pedestrians. There is already very poor visibility for residents accessing and leaving their drives due to high volume of street parking, and this further narrows the road through the whole length of the Lane.

4. **Traffic generation** - the addition of 40 new homes (MINIMUM - MORE LIKELY IN FUTURE) equates to an additional 100+ cars using the Lane on a daily basis. Increased traffic is hazardous to road safety in view of the narrow and winding nature of these country lanes and harmful to the presently incumbent flora and fauna of this greenbelt area and to the safety of pedestrians and children playing (the play park entrance is directly opposite the proposed new estate entrance)
5. **Impact on Drainage / increased run off and increased flooding risk** - loss of natural soak-away area will result in increased flooding down the Lane and in the drainage basin adjacent to the River Tean. This will also add to ice formation in icy conditions at the already hazardous crossroads. The installation of a bund is in our view insufficient. Tenford Lane already sees large amounts of surface water running down the hill in heavy rain conditions, with drainage failing to cope.
6. **Impact on village services** - impact of 160+ residents on already pressurised local facilities in Tean, despite the application being for the present Cheadle area boundary. The GP surgery in Tean already complains that there are too many residents for them to provide the level of service required. The addition of 46 houses to Tenford Lane will further exacerbate this problem for all Tean residents. The same will also apply to the village schools.
7. **Proposed change to village boundary** - the village boundary has been separately proposed to move from the hedgerow on Tenford Lane to the woods surrounding the quarry area. That consultation should be allowed to be concluded before any decision is taken with regard to this planning application which is specifically in the contested zone as this more appropriately moves the jurisdiction for the proposed development from Cheadle to Tean/Checkley Parish.
8. **Loss of open countryside and green belt, landscape and ecology / Ecological impact / Noise and disturbance to wildlife** - introduction of 160+ additional residents to a current greenfield site with the impact of this on adjacent ecology in the wooded area and former quarry area which is a wildlife haven currently. In these enlightened times, this is not a fanciful or 'rose tinted' consideration. Loss of this greenspace will irreversibly lose open countryside and greenbelt and have a significant negative impact on flora and fauna

in our local ecology. The addition of 100+ cars to this area will cause pollution and danger to insect and animal life. As above, it is likely that significantly more houses will follow, further increasing this impact.

9. **Further proposed developments on Tenford Lane** - there is a current application/building in progress for a further 6 dwellings to be developed further up Tenford Lane at the former salvage yard site. This will additionally impact on the pressure on local services and particularly on the road safety issues outlined above, with the addition of a further 12-24 cars to the traffic on Tenford Lane and Breach Lane, and the hazardous junction by the Anchor Inn.
10. **(Lack of) Impartiality of councillors participating in this process** - we politely request that the Council assures itself that those making decisions about this plot are not influenced by colleagues with family or business interests in the proposed development and that no such individuals are able to participate in voting decisions in relation to this development.

We hope that the above concerns will be noted and considered in detail.

Yours faithfully

Tim and Lesley Faux
No 70 Tenford Lane