

06 June 2023

Planning Department
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FAO Bob Phillips - Case Officer

Dear Sir

Comment on SMD/2022/0199

Enzo's Estates Limited, Land adjacent to Daisy Bank Farm, Uttoxeter Road, Lower Tean.

Further to your letter dated 26/05/2023 regarding the above Reserved Matters Application.

The Planning Permission for Outline design of this site expired in October 2022, the Reserved Matters application was considered woefully inadequate and SMDC have kindly given the Applicant a further 9 months to come up with a new plan.!! It is difficult to see where the scheme has been improved and all of our previous comments appear to have been ignored by a Developer that clearly puts profit ahead of all other considerations.

Loss of Views and Privacy

The Outline Design plan approved clearly shows the retainment of open views applicable to our property. However, the re-design again shows Plots 2, 3 and 4 blocking out our views and impacting our privacy with numerous windows overlooking our property. Have SMDC learned any lessons from the similar issues currently causing unrest at Potteries Gardens, Cheadle.?

As there is a 1.5m cut to floor level at this location simply replacing these houses with Bungalows would have helped the situation, but profit comes first I assume ?. No one from SMDC, Consultants or Developer has ever come to view this issue from our perspective. On the deviation from Outline Design alone there are grounds for refusal.

Scale of Development

When you look at the overall scale and intensity of this development in this setting against its rural green field location between 2 small villages your immediate reaction is that it is in scale and intensity out of place. This intensity of development may well be appropriate for the center of Leek town but not in this setting. By rubber stamping this Development SMDC planners would be responsible for severe abuse of land within our rural community.

Access and Visibility Splays

The access to this development is in the wrong place. How can it be justified to remove all of the mature roadside hedging between the access point and Hollinscroft Court (Drg. 6838.02B TPP Mar 23)?? Does the Applicant have the powers and access rights to open up the full view of the busy Uttoxeter Road to numerous houses in Furlong Drive. Has the increase in noise been assessed by the applicant ?.

Long Term Maintenance of Protected Hedgelines

We own 120m of hedgeline adjoining this site which is supposedly protected. Firstly, Enzo's Estates do not have a great record in protecting trees and hedges. How will these areas be maintained when there is no access from within the site ?. Who will clean up the debris thrown over the wooden garden fences ?. We have animals on agricultural land between housing. We will not entertain any complaints in relation to keeping livestock on our land.

Storm Water

Storm water events will be an issue on this site. Developments of this magnitude usually incorporate open storm water attenuation ponds to store and limit discharge of water during storm events. Because all of the available land is full of houses no doubt for financial reasons, the Applicant has opted for plastic underground tanks and pipes (out of sight out of mind). These will silt up and block and problems will only come to light when there is flooding. The management plan being just a piece of paper !!

Lighting and Noise

There are no answers to the effects of increase lighting and noise both during construction and after the development is complete. The reports are just words with no answers acknowledging that there will be increase but no mitigation measures.

SMDC have been over willing to allow this Applicant time to come up with an acceptable scheme. The Outline permission has long since expired and this attempt to re-engineer a scheme has failed primarily because of the financial constraints that the Applicant is working to, more houses equals more profit. When is SMDC going to stand up to this type of issue and ensure that any Development is in- keeping with its setting and surroundings.

I would be grateful for SMDC to visit and view my concerns.

Yours faithfully

Dave and Carole Stafford