

30 October 2023

Planning Department
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire Moorlands.
ST13 6HQ

21 Furlong Drive
Upper Tean
Stoke on Trent
Staffordshire
ST10 4LD

Tel : Home:
Mobile:

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.

OBJECTION.

Further information has appeared on the planning portal with respect to the above Reserved Matters Application. Please note that the Outline Permission expired over 12 months ago and I find it concerning that SMDC are bending planning rules to appease this applicant. The development is visually and technically shocking and the intensity of this development has no place in this rural setting.

Loss of Views and Privacy

As previously stated, this current design, which is different to the approved but expired Outline Design, has a major impact on our property. Clearly, no one from the Applicant or SMDC are interested in our concerns. We previously suggested changing plots 2 and 3 to **bungalows** which would go some way to mitigating this matter. Our point has not been raised, considered or viewed. The Applicant deliberately ensures that his cross-sections do not show this worst-case scenario. Whilst the Case Officer is keen to argue tiny detail on the aesthetics of property detail on other plots there is no acknowledgement of our concerns. I guess also that housing design suitable for the elderly has no part in this application. ????

Storm Water , Road Construction and Flood Risk

It is a fact that the Applicant, in order to maximise profit and secure a 55 house development has left no room in the design for proper storm attenuation ponds as seen on a multitude of similar developments locally. Instead, he has opted for "porous infiltration driveways and roads. Also tiny underground tanks and a pumping solution to make the storm figures work. Staffordshire CC Highways simply will not adopt such road design (which incidentally forms over 50% of roads on site) because they are simply high maintenance and do not work.

Pumping systems fail and tanks block. This is a disaster waiting to happen. Presumably anyone that buys a house under such circumstances with road, drives and open spaces that are "privately maintainable" takes on the liability and when the maintenance lapses due to cost the site will simply increase flooding in the area. At this time the Applicant will be long gone with his profits.

Access and Visibility Splays

People of Upper Tean should be aware that under this scheme the highway hedge line between Daisy Bank Farm and Hollinscroft Court will be removed and replaced with a brick retaining wall. This will cause loss of wildlife habitat, open the views and traffic noise to residents of Furlong Drive and have potential impact on the security of properties. Is this 180m long wall what we want to see on the entrance to the village replacing mature hedging in order for the developer to achieve access splays. I think not. Drg. OFL-114321-1518 shows SCC Highways ownership. The land that the Applicant requires to achieve his engineering destruction is clearly outside his or SCC. Highways control.

Long term maintenance of protected hedge lines, lighting and noise

None of the issues raised in our previous letter have been addressed.

We have been told by SMDC that there is in planning terms a "presumption in favour of the scheme" and that they are "engaging positively with the applicant to move the scheme forward". In view of the shortcomings of this application and the crazy notion that to attain a workable flood scheme you simply deposit the onus of maintaining roads and flood structures on the future owners of property this design is deeply flawed and disturbing in concept.

It is time to call this application in and do what is best for the local community.

Yours faithfully

Dave and Carole Stafford