
From:
Sent: 17 January 2023 11:11
To:
Subject: Comment Received from Public Access

Application Reference No. : SMD/2022/0667 Site Address: LAND AT Uttoxeter Road Upper Tean Staffordshire
Comments by: Mr. Dave Henn

From:
Hollinscroft View
Hollinscroft Court
Lower Tean
Stoke-on-Trent
Staffordshire
ST10 4SD

Submission: Objection

Comments: I write with reference to Application Reference Number SMD/2022/0667, to outline my objections against the proposal for thirty dwellings on the land adjacent to Uttoxeter road. I list my comments below:

* Traffic and Transport: Another thirty dwellings will drastically increase road traffic on the Uttoxeter Road in an already bustling village. The proposal will have negative effects on local air quality, safety of pedestrians -particularly those with families with young school children.

The accompanying Transport Report does not fill me with confidence or assurances. A proportion of data within the report seems based on desktop evaluations and assumptions, rather than physical investigations and fact. For example, point 2.8 within the report mentions the Uttoxeter Road has 'continuous footways of 2.0m along the eastern side of the carriageway'. Whilst the report is correct by stating that there are footpaths in situation that neighbour the carriageway, what is incorrect is the detailed width of the footpath in the report and the report also fails to mention is the perpetual presence of parked vehicles on the carriageway and footpaths along the stretch of the Uttoxeter road heading out of Tean Village towards the proposed site entrance.

Firstly, my main concern here surrounds the lack of pedestrian infrastructure and safety i.e. traffic calming measures and/or crossings to support the increase in foot traffic heading towards the village from the proposed site entrance. Whilst the report indicates that there have been no fatalities or serious road traffic collisions in recent years at the proposed site entrance, the proposal only increases the risk of a collision occurring.

Tean is already a bustling village, and the infrastructure currently supports traffic of all sizes. As I mentioned, the footpath is not quite 2.0m in width and runs adjacent to a busy highway. This highway often sees traffic of all types, including HGVs with payloads that often overspilling containing plant hire/agricultural equipment from the local manufacturers, JCB and aggregates from Tarmac. These loads often pass centimetres away from pedestrians and often mount the pavement whilst in transit to ensure traffic can flow in both directions without the need to stop or reverse/manoeuvre. This problem is often exacerbated by the presence of vehicles on the highway belonging residents currently occupying the terraced houses adjacent to the Uttoxeter Road.

Ultimately, from a pedestrian and road safety perspective, with the increased number of vehicles and foot traffic that this development is going to bring, it will be prudent to consider some road traffic safety measures (including speed limit) before a fatality or collision occurs. This should be captured, should the Local Authority grant approval to the developer.

* Lack of suitable infrastructure: The local businesses and amenities in the area are already exceeding capacity, with little to no offsite parking supporting patrons. Adding an additional thirty dwellings to the village is likely to expand the need for appointments at the local GP surgery, shops and places for children at schools. To support this application, an assessment/agreement needs to be in place to cover the needs of residents seeking the medical advice from professionals, along with residents that have children feeding into the catchment area for local schools.

* Noise/Privacy Concerns: Properties are going to be closely situated to existing properties that neighbour the proposed site, including the terraced houses adjacent to the Uttoxeter Road and proposed site entrance. This is undoubtedly going to increase noise for residents, both throughout the proposed development period and post-completion, and ultimately withdraw the current privacy these properties have in their rear facing gardens.

*Flood Risk/Considerations for Local Wildlife: I note in the original planning application submitted by Mrs Marks at WSP that it was declared that the proposed site is not contained within an area at risk of flooding. The additional drainage report captures the locality of the land and notes that the land falls adjacent to the River Tean which regularly floods after periods of all downpours (be it light or heavy); has no flood defences and is firmly situated within a Flood Zone 3 according to the Gov.uk website. This development is undoubtedly going to have an impact on the flood risk posed to the village and surrounding areas and is likely to have a tangible impact on the conservation and wildlife that reside in the area neighbouring the River Tean.

* Existing Properties Remain Unoccupied: Looking at the availability of available properties within the vicinity of the proposed development, several properties remain vacant and available to purchase/rent within the village. Is there really a call to add another thirty dwellings to the village, if other properties remain vacant in the area?

* Does not fit with local plan: According to the local plan within the local Parish of Checkley, 'residential development must not encroach into the rural parts of the area, defined as outside development boundaries to avoid any compromise to open and green character or the landscape setting or separation of the different settlements'. The proposed development in this application compromises the green character/landscape surrounding the village; resides within an area of high visual sensitivity and the development location is not captured as an area for proposed development.

* I have pictures supporting my points raised here. Please reach out to me should you need me to supply them and discuss.

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