

From: [Gregory Challinor](#)
To: [Planning Comments \(SMDC\)](#)
Subject: Re – SMD/2022/0667
Date: 28 January 2023 17:54:50

Dear Sir/Madam,

Re – SMD/2022/0667

I wish to raise the following concerns in regards to the proposed development of 30 homes on the land at Uttoxeter road Upper Tean.

As mentioned in the documentation the proposed development is on greenbelt land and thus meaning that it should not be built on. The whole purpose of assigning greenbelt land is to prevent planning and development on that piece of land.

The land is also prone to flooding due to the proximity to the river and low lying ground. The land mentioned and neighbouring land has flooded many times over the years. I feel that if this land was to be developed then this would increase the chances of more flooding to not only properties in close proximity, but others further up and down the river due to more surface water going into the river. This would not be able to penetrate the ground due to the housing and tarmac driveways/roads.

Impact of the traffic on an already busy road will also be detrimental contributing factor. At times there can already be a bottleneck before and after the terrace houses due to cars parked on either side of the road.

I am concerned about the Impact on neighbouring houses as this development can have a negative impact on the valuation of these houses, as the appeal of living in a quiet village will be ruined by such a big development of houses.

Another factor which i'm concerned about is how these houses will be situated and the positions of them close to existing houses. I feel this will give the opportunity for them to look over or into neighbouring houses and therefore having an impact on the privacy of those properties.

I feel that there is currently already enough development planned for the small village of Tean. The plans for the old Fole dairy site have already been agreed and a much better project to develop that site.

My final concerns are about the Impact on schools and doctors. These are already at a point where they are oversubscribed and stretched to their limits. Another 30 houses on top of the other proposed developments will mean that they will not be able to cope with the demands placed on them and thus having a negative impact on the residents that already use these services.

Yours faithfully

Mr G.Challinor