
From: planningcomments@staffs Moorlands.gov.uk
Sent: 08 February 2023 14:32
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

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

From:
HOMELEA COTTAGE
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Submission: Objection

Comments: I strongly Object to the planning application to build 30 housing units on what I assume is classified as agricultural land on the boundary of Upper Tean for the following reasons:

1). The site will significantly impact the view and feel travelling into Tean; currently you are able to look across the site and view the old mill and buildings in-keeping with the village history.

2). Despite what the planning application states the site does/partially sit in an area of flooding as can be seen on the Government website. The planning application also states surface water will be disposed of through the main sewer - how can that be and where are the calculations/assessment for the site by the relevant body? I note the County Council as Lead Local Flood Authority would like sight of the EA consultation response to comment on the application (as would I) so how can this application be approved without them assessing risk?

3). I note in the drawing package the site level is going to be built up in areas to encompass the development which I'm assuming will involve a huge amount of disruption/inconvenience with lorry movements, noise/dust from earth works,etc,. not necessary if selecting an appropriate site within the village boundary and not building on a flood plain without the proper planning use. Where is the proper Risk assessment looking at impact on reducing the area/adding to load?

4). People currently living along Uttoxeter road with quiet enjoyment off their homes and views to the rear will be seriously impacted through the works, loss of view and likely negative change in the capital value of their property. Again I don't believe it to be unreasonable to have considered the rear to have been outside the scope of a planning change.

5). I would also highlight the concerns around another road feeding onto a very busy Uttoxeter Road, lack of road crossing, narrow footpaths and failure to deal with parked cars on Uttoxeter Road within the scheme. Surely any planning application should be addressing the potential of an overflow of cars to the main road and even the creation of a parking area under say 106 contributions for the existing issues to be dealt with; I can see there's an affordable housing 'benefit' but this is not explained as to the real costs and timing seems open ended.

6). I understood there to be a Checkley Neighbourhood Plan giving people in the area more of a say over such developments but can't see how this is being implemented? As part of the consultation surely there should be an assessment of places in schools, access to Doctors/Dentist, amenity, etc., before plans are approved - I know for a fact the Doctors surgery is stretched and can't find an NHS Dentist in the area so having to pay private rates.

7). I have a number of issues with the planning statement accompanying the application in terms of accuracy/relevance/measurements not least the fact I didn't receive notice of the proposals despite living in the area stated under consultation. I'd be happy to go through points in detail but conscious this is already a long dialogue.

Kind regards,

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