
From: planningcomments@staffs Moorlands.gov.uk
Sent: 29 March 2023 11:37
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2023/0059 Site Address: Lower Tean Leys Tean Leys Lower Tean Staffordshire
ST10 4NS Stoke On Trent Comments by: Jeremy Goodban

From:

Lions Retreat
Hill Lane
Middleton Green
Stoke-on-Trent

ST10 4PH

Phone:

Email:

Submission: Objection

Comments: I don't object to the building of solar farms in principle but I object to this proposal as it doesn't appear to be consistent with Policy SP1 - East Staffordshires Approach To Sustainable Development, bullet point one: 'it will not result in vehicles harming residential amenity, causing highway safety issues or harming the character of open of countryside'

CHARACTER OF OPEN COUNTRYSIDE: Little consideration seems to have been given to the proximity and screening of the panels from view in a sympathetic way from existing residential properties. The 'Glare & Glint' report indicates properties will be impacted and describes a 2.4m high timber and mesh fence with 4m high security camera poles. This would make the site look more like a prison compound than anything else and is at odds with the surrounding countryside.

HIGHWAY SAFETY: The suitability of the proposed access for construction traffic via Leigh Lane (including Leigh Bank) seems questionable. Sections of this route are in poor condition (large potholes causing drivers to take avoiding action), have blind bends, very narrow sections with out dedicated passing spaces, steep gradients (Leigh Bank), a single carriage way humpback bridge over the River Tean and the junction with the A522 (northern end in Lower Tean) is at an acute angle making access for larger vehicle difficult from the east. Local car traffic and farm vehicles already have to utilize the available verges to pass each other with extreme care using local knowledge of this route to avoid incidents. Having additional heavy / large vehicles with drivers who are unfamiliar with this route I believe would pose an increased risk to local traffic (eg: those accessing child care, doctor's surgery and Tean's local shops). Again this doesn't seem consistent with Policy SP1 - East Staffordshires Approach To Sustainable Development, bullet point one: 'it will not result in vehicles harming residential amenity, causing highway safety issues or harming the character of open of countryside'

PERIOD: The proposed construction 'acceptable core working hours' stated are 7am to 7pm Mon to Sat. This period covers all major periods for traffic on the access route (eg: school run, shopping and commuting) and seems excessive for noise (site and vehicular), dust and disturbance for properties in the immediate vicinity and residents along Leigh Lane.

¿TEMPORARY¿: The proposal states this site has a planned operational life of 40 years. Half a lifetime. This seems to be stretching the definition of temporary land use change and makes me suspect that it would never return to agricultural use, more likely that any future redevelopment would be of a residential or industrial nature.

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