
From: planningcomments@staffs Moorlands.gov.uk
Sent: 13 May 2024 16:26
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: Paul Brown

From:
6
Riverside Court
Upper Tean
Stoke-on-Trent
Staffordshire
ST10 4FA

Phone:

Email:

Submission: Objection

Comments: Hello

Thank you for your letter dated 2nd May 2024 (Your ref: Application Number SMD/2022/0667) regarding the revisions to the proposed housing scheme by Edgefold Homes on Uttoxeter Road, Upper Tean.

Despite the plans being changed our original objections still stand and in addition to these points we would like to make the following additional comments:

¿ Plot 30 on the original application has been replaced by plots 29 and 30 on the new one. The houses in these plots are now even closer to our property and will block even more light from our house as they will completely fill the gap between the existing trees.

¿ I estimate that the distance from the edge of our property to the edge of the new development to be only around 7 feet. This means that the view from our house will be a solid 6 foot fence and the gable end of a two storey house. This ¿view¿ would only be the width of a path and small grass verge away from our house completely blocking out natural light and making a dark and dangerous path even worse.

¿ It appears that the new houses on the revised application are all raised due to the presence of steps throughout the site. I suppose this is to counter the regular flooding on the field, but this will further impact on our privacy due to the houses looking down on our home and increasing the feeling of being overlooked.

The below points are from our original objection form early 2023 and still stand:

1. The northwest boundary of the proposed development runs alongside the existing path which leads from Adams Valley to the River Tean. This would mean it is only a few feet from some of the houses on Riverside Court on the Riverside Mills estate. We live in one of those houses and would suffer from a large loss of natural light into the main living areas at the front and side of our house along with causing overlooking and a loss of privacy. The same situation would also arise for a large number of houses on Utttoxeter Road which will back onto the development. The main impacts of this regard for our property are:

¿ Our lounge window is on the ground floor at the front facing the proposed development and our dining room has a window on the side. These are our main reception/living rooms and would suffer from a significant amount of natural light and privacy loss.

¿ We would suffer from a loss of natural light to significant parts of our back garden as the development would block sunlight.

¿ In the autumn, winter and early spring months there would be very little, if any, sunlight on the front of our house due to the low angle of the sun.

¿ In addition to the main living areas as mentioned above there would also be further loss of light and privacy impacts on our family's bedrooms which are on the front of the house.

2. There would be noise impacts to our, and other affected, properties by the development, both during and after building works, due to the construction noises and general noises of increased traffic and people etc.

3. The current farmer's field earmarked for this development is in a flood zone for the River Tean which regularly leads to flooding in this field.

4. The path to the northwest of the proposed site regularly floods and relies on the field for drainage. Removal of the draining benefits of the open field will lead to increased flooding on the path.

5. The vehicular access to the proposed development is on an extremely busy road and not far from a very dangerous bend where multiple road traffic accidents have occurred. It is also one of the main approach roads to village including walking routes to the local schools, doctors' surgery and other amenities so any additional traffic will lead to increased danger for both pedestrians, drivers and cyclists etc.

6. The stretch of road is already a bottleneck due to the on road car parking which takes place there and as it is a main relief route for the A50 trunk road it makes it unsuitable for any further traffic (especially in this location as per the previous point).

7. The local schools and doctors' surgery are already extremely busy and any additional housing in the area would lead to this getting worse.

8. The proposed development would be an over development of the village. The field it is proposed on effectively marks the southeastern edge of Upper Tean along Uttoxeter Road. This development, comprised with the extension westwards of Lower Tean, will lead to a loss of yet more green land between the two villages.

9. Replacement of open fields with housing represents a negative visual impact on the local area and further reduces the traditional rural look of the village.

10. The applicant's description of 'underused grassland' does not accurately describe the current use of the proposed development. It is actually a farmer's field which is used for the grazing of horses and importantly acts as a regular flood plain for the River Tean.

For these reasons we strongly object to the planning application for this housing development.

Thanks.

Paul and Melissa Brown

6 Riverside Court, Hall Yard

Upper Tean

Stoke-on-Trent

ST10 4FA

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.staffs Moorlands.gov.uk/YourData>
