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**From:** planningcomments@staffs Moorlands.gov.uk  
**Sent:** 23 May 2024 21:59  
**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 G.K. Challinor

From:  
Midway Farm  
Uttoxeter Road  
Tean  
Tean  
Staffordshire  
ST10 4LJ

Phone:

Email:

Submission: Objection

Comments: Dear Sir/Madam,

Re : SMD/2022/0667

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

Firstly I can honestly say with me living at Midway Farm for 22 years, which is next to the proposed planning area, my views regarding it are not a case of nimbyism. This development does not need to be implemented and for the following reasons I will go into detail below.

The proposed development is on greenbelt land and thus meaning that it should not be built on indefinitely, especially here. The whole purpose of assigning greenbelt land is to prevent planning, development and to stop unwanted and unnecessary urban sprawl. These precious greenbelt areas are vital for wildlife, they preserve the agricultural industry and safeguard the historical, unique character of various rural communities like Tean. We live in a village, NOT a town and should be kept as so.

The land is also prone to extensive flooding due to the proximity to the river and low lying ground that surrounds it. There are lots of photographic evidence of this flooding issue by fellow villagers and especially drone imagery taken from above. On these photos you can clearly see the flooding on my land already. It is staggering to see the extent the land mentioned and neighbouring land floods and has done many times over the years. This water would not be able to penetrate the ground due to the housing and tarmac driveways/roads. Where would this rainfall go if the proposed unwanted houses are built? 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, such as mine, but others further up and down the river due to more surface water going into the river thus breaking its banks and overflowing the drains and sewage works.

Impact of the traffic on an already extremely busy road will also be detrimental contributing factor to the village, people and surrounding area. At many times in the day, especially when there has been an accident on the A50 or tea time traffic, there can already be a bottleneck before and after the terrace houses due to cars parked on either side of the road. I feel this would also encourage more car collisions and accidents in our small village. How is this a positive impact on Tean?

I am also concerned about the impact on neighbouring houses as this development will definitely have a negative effect on the valuation of these houses, as the appeal of living in a quiet village will be absolutely ruined by such a big development of houses, especially when the planned area for development is behind or next to already existing houses. I feel this will give the very unfortunate opportunity for them to look over or into neighbouring houses and therefore having negative implications on the privacy of all those properties. How is this beneficial to anyone apart from the greed of the developers?

There is currently already enough development planned for the small village of Tean. The building plans for the old Fole Dairy site, that have already been agreed, is a far better project to develop which is not on greenbelt land unlike the proposed site which is on precious greenbelt land.

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

These are my strong opinions which are shared with the vast majority of the residents of the village of Tean.

Yours Faithfully

Mr G.K Challinor

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