
From: planningcomments@staffs Moorlands.gov.uk
Sent: 06 October 2025 10:51
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2025/0412 Site Address: Land Adjacent To Daisy Bank Farm Uttoxeter Road Upper Tean Staffordshire ST10 4LJ Comments by: Helena O'Brien

From:

6
Hawthorne Close
Tean
Stoke-on-Trent

ST10 4NL

Phone:

Email: Submission: Objection

Comments: I am writing to formally object to this proposed residential development. While I understand the need for housing, this particular proposal is deeply unsuitable for the area and raises serious concerns across multiple dimensions.

Healthcare Access: The local area still lacks a fully functioning GP surgery. Residents must travel over 4 miles to access basic healthcare services, which is unacceptable for a growing population. There is no clear timeline for when the local surgery will be operational or adequately staffed to meet demand.

Education: Local schools are already operating near or at capacity. Adding more families without expanding school provision will strain resources and reduce educational quality for existing pupils.

Retail Services: The village is currently served by just one small shop, which is insufficient to meet the daily needs of a significantly expanded population. This will lead to increased car dependency and congestion.

Despite being surrounded by farmland, Tean has limited accessible green space for public use. The proposed development would further reduce opportunities for outdoor recreation, which is vital for physical and mental wellbeing. The Staffordshire Moorlands Green Spaces Strategy highlights the importance of preserving and enhancing green infrastructure. [democracy....nds.gov.uk] [www.staffs...nds.gov.uk]

Uttoxeter Road is already a busy route with a 40mph speed limit. It becomes a critical diversion route when the A50 is closed, leading to severe congestion, noise, and safety risks.

The increase in traffic and construction will lead to excess noise, affecting the quality of life for current residents. Having moved from an area previously impacted by overdevelopment, I have seen firsthand how excessive housing can ruin the character and tranquillity of a community.

This farmland is not suitable for residential development. There are other sites in the region that are better connected, already partially developed, and more appropriate for housing expansion. The current proposal feels like an attempt to "cram in houses at every corner," which does not align with sustainable or thoughtful urban planning.

Public transport in the area is limited and infrequent. Buses to nearby towns run only every hour, making cars the only viable option for most residents. This contradicts the government's Net Zero targets, as it will increase car dependency and emissions.

This development is not in the best interest of the Tean community. It fails to meet the necessary infrastructure, environmental, and sustainability standards required for responsible planning. I urge the planning committee to reject this application and instead focus on more suitable sites that align with the long-term vision for Staffordshire Moorlands and its residents.

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