

Nathan Wild

From: planningcomments@staffs Moorlands.gov.uk
Sent: 07 October 2025 20:36
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories: Nathan

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

From:

Furlong Drive
Upper Tean
Stoke-on-Trent
Staffordshire

Phone:

Email: ctideswell88@gmail.com

Submission: Objection

Comments: I wish to formally object to the planning application (SMD/2025/0412 & Variation of Conditions 1 and 2 relating to SMD/2022/0199) concerning land adjacent to Daisy Bank Farm, Uttoxeter Road, Upper Tean.

My objection is based on the following material planning considerations:

1 -Impact on Agricultural Land and Rural Character -

The proposed variation would result in further encroachment onto valuable agricultural land and diminish the open rural character that defines this part of Upper Tean. The original planning conditions were likely imposed to safeguard the countryside from overdevelopment and to preserve its agricultural use and visual amenity. Relaxing these conditions would undermine those protections and could set an undesirable precedent for future expansion into rural areas.

2 - Flooding and Drainage Concerns -

The surrounding area, including the site in question, has a history of surface water and drainage issues during periods of heavy rainfall. Further alteration or intensification of the land could worsen these conditions, increasing the risk of localised flooding that may affect nearby properties and farmland. It is unclear whether sufficient sustainable drainage measures have been incorporated to mitigate these risks.

3 - Noise and Environmental Disturbance -

Any increase in construction or operational activity would introduce additional noise and disturbance to what is currently a quiet, rural setting. This would negatively affect local residents' quality of life and could disturb nearby wildlife habitats.

4 - Highway Safety and Traffic Impact -

Uttoxeter Road already experiences significant traffic flow, particularly at peak times. Additional vehicle movements linked to this development could heighten congestion and raise safety concerns along this stretch of road. I urge the Council to reassess access and visibility arrangements to ensure they remain safe and appropriate.

5 - Biodiversity and Wildlife Impact -

The area supports a range of farmland and hedgerow wildlife species. Further development or relaxation of planning restrictions may lead to habitat loss and a decline in local biodiversity.

6 - Pressure on Local Infrastructure and Amenities -

Upper Tean and the surrounding area already experience pressure on local services such as schools, GP practices, and public transport. Additional residential or commercial development on this site would exacerbate existing strain on these amenities, potentially reducing the quality of provision for current residents. The village infrastructure has not expanded at the same rate as recent development, and further population growth without appropriate investment would place an unsustainable burden on local facilities.

For these reasons, I respectfully request that Staffordshire Moorlands District Council refuses this application and protects the rural character, safety, and environmental integrity of the area.

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