

From: [REDACTED]
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Subject: Comment Received from Public Access
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Application Reference No. : SMD/2025/0412

Site Address: Land Adjacent To Daisy Bank Farm Uttoxeter Road Upper Tean Staffordshire ST10 4LJ

Comments by: Karen Stevens

From:
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Sorrell Avenue
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Submission: Objection

Comments: There are several area which should prompt SMDC to review this application:

Environmental impact:

Of significance, and a relatively recent development, is the fact that residents in Sorrell Avenue have experienced flooding during heavy storms during the last three years. There are two significant housing developments in the village which pushed the drainage system beyond its capacity. Our own experience is of rainwater coming backup out of the drains and sewage coming out of the manholes and running past the house, through the gardens onto the fields which form part of Daisybank farm. The area that was flooded is still recognisable by virtue of the fact that the grass in the field is a different colour and the resident horse avoids eating it. This area is within 20m of the proposed development.

The High Street and surrounding areas have also flooded several times, and Severn Trent openly admits that sewage is regularly released into the river Tean. There is no indication that there will be any investment in the drainage systems, yet Severn Trent consistently fails to object to any new developments.

The revised plan makes mention of the need to install a substation because the developers 'need to install Air Source Heat Pumps'. They argue that the installation of ASHP means there is no obligation to install solar panels. The revised plan will involve the consumption of a greater amount of electricity. Surely if solar panels were installed as originally planned there would be no need for the substation. How does this fit with the proposed Future Homes Standard which says all new homes must have solar panels installed by default?

The development will destroy the rural nature of the village, removing hedgerows and replacing them with brick walls, and virtually merging the two villages of Upper & Lower Tean

Infrastructure

The current application could potentially bring over 200 additional people into the village, with over 100 additional vehicles. The roads through the village are in a terrible state, and the footpaths even worse. The footpath from the development into the village is barely wide enough for one person in places. It would be impossible for parents with pushchairs or for wheelchair users.

The doctor's surgery and schools are oversubscribed. Newer residents to the village are already finding they have to register at surgeries in Cheadle or Uttoxeter. There is no Post Office in the village, nor a dentist. Public transport links are poor. Adding more houses would make the village bigger than its infrastructure justifies.

Housing need

There are already two developments underway in the village. This new plan has no bungalows, which are also lacking in the Mill Place development. The revised plans for the Daisybank Farm development call into question whether the application is really fulfilling the need for affordable housing. The number of 2-bedroom properties has been reduced from 24 to 4. The number of 3-bedroom houses has increased from 10 to 30. Common sense dictates that a 3-bedroom house will be more expensive than a 2-bedroom house!

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