

From: [REDACTED]
To: [REDACTED]
Subject: Comment Received from Public Access
Sent: 22/10/2025 15:40:47

Application Reference No. : SMD/2025/0412

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

Comments by: Michelle McKie

From:

Furlong Drive
Upper Tean
Stoke on Trent

Phone:

[REDACTED]
Submission: Objection

Comments: I am writing to formally object to the planning application SMD/2025/0412, proposed by Mr. Stuart Ratcliffe for the land adjacent to Daisy Bank Farm, Uttoxeter Road, Upper Tean.

I have several concerns regarding the proposed development, which I believe will have a significant adverse impact on the local community, environment, and infrastructure. My objections are outlined below:

Road Safety:

The proposed development is located on a stretch of Uttoxeter Road that is already heavily used by traffic, including agricultural vehicles, large articulated lorries, JCB and local traffic. The increase in traffic resulting from this development would exacerbate road safety issues in the area, especially during peak hours. The road is narrow, has on-road parking and does not accommodate larger vehicles or the already substantial volume of traffic safely. This development will increase traffic at a dangerous point in the road.

Environmental Impact:

The development site is in a rural area with valuable natural habitats. The construction of this development will cause irreversible damage to the local environment, including the loss of green spaces,

disruption to wildlife, and an overall reduction in biodiversity. The environmental impact of such a development should be carefully considered before proceeding. We are already seeing a reduction in the wildlife which visits our gardens, particularly over the last 10 years. Removing yet more green spaces in our village can only exacerbate this. Once green spaces have been removed, they cannot be replaced.

Flooding Concerns:

The area has a history of flooding, particularly during heavy rainfall and it is getting worse. We regularly see flooded fields from our windows which look towards Uttoxeter Road. These are not isolated events now; heavy rainfall and storms are more frequent and are predicted to become worse as climate change increases. The development could exacerbate existing drainage issues and increase the risk of surface water flooding. The lack of proper flood mitigation and management in the application raises concerns about the safety and well-being of both the local population and the environment. Any development in this area must address the flooding risks to the wider area.

Noise Pollution:

The construction and ongoing operation associated with the proposed development will introduce significant levels of noise pollution, particularly to the nearby residents. The noise from heavy machinery, traffic, and other activities will affect the quality of life for local residents and wildlife. Given the proximity of the development to residential areas, this is a concern that must be addressed.

Planning and Housing Types:

There have been previous rejections of planning applications in this area due to concerns over the sustainability of such developments, as well as the impact on local infrastructure and the environment. These concerns still apply, particularly as the village has substantially increased in size due to the number of recent developments. The number of houses proposed for the site seems to have followed a ¿how many buildings can we squash into the area¿ approach and appears excessive. There are no bungalows proposed which would allow people who require affordable single storey living to stay within the community they love. Surely developments should be representative of the population in which they are built?

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