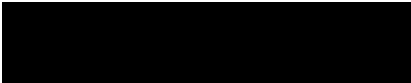
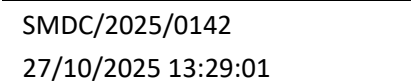


From: 
To: 
Subject: SMDC/2025/0142
Sent: 27/10/2025 13:29:01

Mr Christopher Firth

Sorrel Avenue

Tean

Stoke-on-Trent

Staffs

Following numerous attempts to input my comments on the planning portal and being unable to receive verification of receipt or see the comments online. I have today emailed my objections directly.

I would be appreciative if the objections raised with regard to this application are include prior to closure.

Application Number: SMDC/2025/0142

Aplicant's Name: Salboy Mr Stuart Ratcliffe

Location: Land adjacent to Daisy Bank Farm, Uttoxeter Road, Upper Tean

Proposed Development: Variation of conditions 1 and 2 relating to SMDC/2022/0199

Object

This objection is further to those raised at previous stages in the planning applications for this development and the specific matters with regard to this latest application. I would also raise concerns in relation to the poor communication to local residents by SMDC about this impactful development, its progress, analysis and justifications for decisions made on 'reserved matters'. Have all 'reserved matters' been fully met by the 'new developer'? Should any groundwork have taken place, where 'reserved matters' have not been fully discharged, or, prior to the conclusion of this revision to the application?

I would also point out that the time scale and complexity of the process by which local laypersons are able to interpret, compare, and cross reference detailed layouts; drawings and reports between the original 2019 development, 'reserved matters' in 2022 and the revisions made by the new developer in 2025 make serious scrutiny and comment extremely challenging. For this reason it is imperative that SMDC fully scrutinise and hold developers to account in all matters on behalf of local communities.

With regard to this application in particular. Clearly the developers are in the business of maximising profit and as such it would strongly appear that this application is aimed at just that. The proposed changes in construction materials; house type; energy sources; etc are not for the betterment of the development from a local perspective. Neither to they make the development more in keeping with the village or its identity. Once completed the developer will simply move on and leave the community of Tean to deal with the ramifications. These proposals do not deal with the many issues and objections raised at the initial planning stage, which are no less valid and important to the community now.

These proposals are essentially superficial amendments and do nothing to address a number of key matters, namely:

1. Road safety and congestion in the vicinity of the entrance/exit to the development. 55 dwellings with driveways accommodating approximately 130 driveway parking spaces, will clearly add to the problems, especially at peak hours. Construction traffic, roadworks, utilities will also cause significant dangers and disruption.

2. Pedestrian safety in the vicinity of the development, including school children getting to local schools. Vehicles including large numbers of HGVs, regularly mount the inadequate pavement in that area of the village, where the road is constricted and passing is impossible without.

3. Flooding concerns. I have lived in Tean for over 30 years during which time the area has been increasingly subject to flooding; manholes lifting due to water volume and pressure; silt and gravel erosion deposits on roadways; road drains overwhelmed; sandbags regularly deployed to protect the properties of local residents.

I live in Sorrel Avenue and my property backs onto the fields of Daisy Bank Farm. During bouts of heavy torrential rain, set to become increasingly the norm, I am forced to open the side gate to my property in order to allow torrents of water to wash down my driveway and out through my rear garden flooding onto the fields immediately adjacent to this development, in order to prevent damage to my and neighbours properties. (video evidence available).

The density of properties; roadways; hard standing areas for vehicles; paved areas etc. will inevitably lead to much increased water run off and flooding. As we know, homeowners will make further changes to their back gardens, by adding conservatories; extensions; paved patios; bbq areas etc. all of which will undoubtedly exacerbate the situation locally.

4. Environmental impact. This farmland was once of good quality, which, when some peripheral land was sold to bordering residents was subject to numerous enforced caveats by SMDC in order to protect the environmental impact. Since then, the remaining farmland has been allowed to deteriorate, ironically leading to the reclamation of some areas by a variety of thistle; nettle; and other native weeds. This in turn has led to an increase in biodiversity and numbers of butterflies; insects; and birds including wild pheasant; hedgehogs and fox. This development will cause irreparable damage to such.

The buffer zone which was described in planning as, providing screening from the development and habitat for wildlife, via the existing trees and hedges. Has already been cut back within the first two days of being on site.

5. Layout of the development. Claimed to be in keeping with the village character, is nothing of the sort. Its aim has always been to maximise the number and density of properties, which could still be found acceptable to planning authorities. The central block contains 11 properties arranged in a rectilinear formation, with all rear gardens overlooking each other in very close proximity, is more likely to be seen in an urban setting than a rural one. This development could have been better planned with lower density housing, the provision of some bungalows and a more sympathetic village aesthetic, though issues of Road safety, flooding, degradation of the environment, lack of amenities and services, would remain.