

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 30 April 2021 14:12:35

Application Reference No. : SMD/2021/0113

Site Address: Land At Bridge End Macclesfield Road Leek Staffordshire ST13 8LG

Comments by: Mr Ross Ankers

From:

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Bridge End
Leek
Leek
Staffordshire
ST13 8LG

Submission: Objection

Comments: I strongly object to the development. The proposals will have a significant detrimental effect on the amenity of the residents along Bridge End, traffic flow on the main Macclesfield Road and the safety of pedestrians and cycles accessing the existing properties along the private track, Bridge End, and those accessing the proposed dwellings. As with previous proposals for the site, the applicant has failed to consider the effect of this development will have on existing residents.

Para 9 of the application form states that there is no existing parking on the site. This statement does not take into account the significant loss and disruption to the existing parking facilities along the private track leading from the public highway to the site boundary line; this private track is occupied and managed by the residents of Bridge End. The track provides parking provision for 8 separate households and at busy times (outside of typical week-day working hours) vehicular access to the Northern end of the track becomes very restricted, often with cars having to be moved around to allow for access and turning (particular for deliveries).

Para 14 of the application form states no provision for the store and aid of collection of waste have been submitted. Currently the storage of bins for the residents of Bridge End is managed by the residents, being communally stored along the track ready for collection. The council refuse vehicles are unable to access the North end of the track with the refuse collectors completing the collection on foot (approx. 150yards) with the residents returning the bins to their storage point. This is in part due to restricted width of the track but also due to condition of the road surface making vehicular access difficult in poor weather.

Para 8 of the application form states there is no new public rights of way being created on the site. There are currently no public rights of way (vehicular or pedestrian) along the private track. The proposals seek to create a public right of way by means of the public highway along the existing track. No plans have been put forward for pavement provision for mobility scooters, pushchairs or bicycles; for the existing users of the track, or the occupants of the new development. I would conclude that this cannot be considered a sustainable development; where the residents are unable to access the local amenities safely without driving. I would question the viability of bringing the track up to adoptable standards and providing safe passage to emergency vehicles beyond 45m of the A523. The lack of consideration for pedestrian access is a serious concern of the existing residents who manage the safety and welfare of our children as they walk and cycle to and from the houses (and play out together) through mutual cooperation. With the potential of an additional 38 cars (developer proposed parking provision) plus delivery vehicles and other visitors travelling up and down the track to dwelling remote from our community it will not be viable to manage the risks collectively as we currently do.

Vehicle access beyond the North end of the private track is currently not possible due to large concrete flood defences being constructed a number of years ago to mitigate against flood risk to the properties. No alternative flood defences have been proposed.

The private track is of historical significance to Leek, being the Earls way prior to the creation of the A523, and the entrance to the old Highfield Hall. The hall gates stand at the Northern end of the track and the original cobbles can be seen along the track and further up the grass pathway belonging to Leek Cricket Club. No proposals for the safeguarding of the known historic fabric has been included in the plans. I (again) request the historical significance of the trackway is assessed by the Local Authorities, Conservation Officer prior to any development being approved.

On a personal note; the track has been a shared resource that has helped forge a strong and caring community, where my children can safely play and I can congregate and socialise with my neighbours. The loss of this facility would significantly reduce the quality of life I share with the other residents.

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