

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 04 May 2021 18:13:43

Application Reference No. : SMD/2021/0113

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

Comments by: Lee Clowery

From:

16
Bridge End
Leek
Leek
Staffordshire
ST13 8LG

Submission: Objection

Comments: I am registering strong objections to planning application SMD/2021/0113 because of the detrimental effect on my living conditions and on the other residents of Bridge End should this development go ahead.

¿ Lack of adequate parking:

I live at the farthest end of the private unadopted trackway. Parking is already very limited with most of the 8 houses having more than 2 cars.

We currently manage parking as a community and discuss temporary additional parking (like family visitors) to ensure it doesn't cause disruption to each other and everyone's needs are met. Even with this careful and considerate management of space there is often insufficient turning space. The turning space is currently outside my house and no. 15 and 15a being at the furthest end of the track.

When residents' vehicles are parked on the track (and we need to utilise both sides of the track) there is just enough room for 1 vehicle to pass through with care.

Outside my home is a five bar gate and the historic old gateposts that once lead up to Highfield Hall. Residents utilise this area for parking (usually 2 or 3 vehicles) because there isn't enough space on each side of the track for them to park.

NO provision has been made within the plans to ensure this development does not detrimentally affect existing residents of the proposed site and there has to be safety issues here in relation to how vehicles to the proposed site would be able to pass by given the narrow width of the road. 12 houses on the new site shows on the plan parking provision for 25 vehicles but on the application form it states 38 parking places. How is our existing track safely going to accommodate this?

On foot provision:

There surely must be a huge safety concern also for any residents of the new development and existing residents of Bridge End should this go ahead in accessing the main A523 on foot with pushchairs or wheelchairs etc. Where and how is there the room for a pavement and parking provision?

Safety accessing Bridge End from the A523:

Although the access to Bridge End track is in a 30mph area of the A523 we know as residents the difficulties that can arise both turning into Bridge End from Leek but also turning out of the track in the direction of

Macclesfield because traffic is all too often travelling too fast and there is limited vision.

Structural damage to our properties:

I live in the oldest property on the track and from a historical point of view have a cave built into the back of my house. I have extreme concerns that heavy construction traffic and an increase in general traffic along with the rectification of the filling of 2 huge reservoirs above my property in order to create new homes could cause damage and subsidence to my property.

Bin storage provision:

Residents of Bridge End use the trackway for communal wheelie bin storage. There is no provision made in the application for storage and collection of any bins. Currently the refuse collectors can only access a short distance along the track due to the narrow width. The development takes into no consideration of bin provisions and access.

Flood defence:

We currently have a concrete flood defence barrier at top of the track in front of the 5 bar gate which massively helps to redirect the amount of water which runs down the track from the cricket club. There is no reference to any other flood defence within the plan. This flood defence is also impossible for any car to drive over to be able to access the site.

Community and a lack of safe recreational space for children to play:

My property being at the furthest end of the track directly fronts onto the track. As I have no front garden or yard like some of the other houses my young daughter plays outside on the track along with the other children who also live on the track. Making the track a through road to other dwellings would give me grave concerns for the safety of my daughter and the other children and adult community. As a community our outside track space is used for communal gatherings and is also maintained by the community and the loss of this facility would greatly impact the quality of life for myself, my daughter and other residents along the track.

In summary I hope that this application is refused.

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