

Application Reference No. : SMD/2022/0189 Site Address: Land at Broad Street Leek Staffordshire

Comments by: David Urwin

From:

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King Sreet

Leek Town Centre

Leek

Staffordshire

ST13 5NW

Submission: Objection

Comments: I would like to lodge my objection to this proposal based on several reasons.

Firstly traffic. Given its close proximity to the crossroads of Broad Street/Compton/St Edwards. A junction that easily snarls at the best of times, resulting in side streets being used as rat runs to avoid it. Many of this type of unit have been shoe horned into such sites in neighbouring Stoke and each time have had the same impact on the surrounding road network, in the negative. Combine this with peaks and troughs of traffic on, for example Saturdays and peak weekday times will have a major impact.

Parking. The area been considered already suffers from a shortage of parking - granted the nature of on town living. I acknowledge parking has been allocated on site, but once again, these smaller sites in Stoke almost always overflow into the surrounding area due the tightly packed and style of parking. This will add even more pressure on availability for resident in the immediate area.

Previous failed application just a 100 metres from this site, for all of the same reasons, if not more would still stand for this site.

Litter comes hand in hand with "chicken" resturants/dine in option - this can already be disappointing on the surrounding side streets without the addition of another source.

Surely with major retail units in the Town Centre already vacant, rather than building new additional square footage - which should the worse occur, also become a vacant unit in a turbulent retail environment. Encouragement should be given towards these town centre units, concentrating retail and improving the centre itself.

With such a concentration of housing in all directions around this site, would a residential use not be more in keeping with the plot.

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