

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 06 March 2023 18:52:19

Application Reference No. : SMD/2021/0113

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

Comments by: Sam Depetrillo

From:

16
Bridge End
Bridge End
Leek
Staffordshire Moorlands
ST138LG

Submission: Objection

Comments: We have recently purchased No. 16 Bridge End and have been a resident for the last 18 months.

After getting up to speed with the planning application and proposed developments to the street and surrounding land, I strongly object SMD/2021/0113 and have issues with the plans that need to be addressed.

1. My first issue is with access to the development site using Bridge End as an access road. The private track that is Bridge End is not suitable for increased traffic for many reasons, listed below:

a. The track is used for parking by the 8 existing houses, most of which have 2 or more cars. Use of Bridge End as an access road will remove all community-managed parking spaces. Loss of this space would lead to most residents having to park along the main road, away from their properties. This causes congestion on the main road, as can be seen on football, hockey, and cricket matchdays. This is also unsafe, as the turn-in to the track already has low visibility without parked cars causing further obstruction.

b. The track is barely wide enough to be used as a single track for residential access, never mind an access road to a housing development. We ensure cars are parked close to our properties to ensure access to other residents. The top end of the track (infront of my property) is frequently used as a turning circle for residents and delivery drivers. This is already a tight space; any further reduction in space would lead to vehicles using private driveways for turning around, leading to property damage over time and increased risk of collision.

c. The track is currently un-adopted and maintained by the residents equally. Maintenance of this track is a constant task with the limited use it currently endures; increasing the traffic flow would drastically reduce the lifespan of repairs made to the track, leading to decreased safety and increased maintenance costs to the existing residents.

d. The track currently provides no legal vehicular access through to the cricket club. There is a public footpath which must be maintained during and post-development. Since I've lived here, and reportedly in over 20 years, no vehicles have ever been granted access through to the cricket club. This is not a through-road and should not be considered as such.

e. The track is currently used for children and pets to play. As most of these properties have no back garden or limited outside space, the track is communally for recreation. The current use of this private track is one of the main reasons we, and other residents, purchased our properties.

f. The track is one of the oldest and most historically-significant parts of Leek. As a town that appreciates and celebrates history, the proposed development follows goes against the values of the town.

g. A community-built flood defence is present on the track. This was built due to flooding events in the past. Removal of these defences would reinstate the flood risk to the properties.

h. Access for waste management services is already an issue. We, as a community, have developed an effective way of storing bins to aid collection. Use of this track as an access road would remove storage space for bins, leading to ineffective waste management and risk of pest infestation.

i. My objection regarding traffic is supported by SMD/2021/0113 form SCC highways. I currently see no response or plan to address any proposal listed in SMD/2021/0113. No agreement has been made between developer and residents regarding development of the track.

2. Another issue we have considered is potential damage to our property and to the geography of Bridge End.

a. Some of the structural parts of our property are built into the sandstone which would support the proposed development. Construction work has the potential to cause damage to the rock and surrounding land, which has the potential to damage our property. The increased weight of the properties sat on this land can and will have a long-term negative impact on the land. This issue also impacts other residents with gardens situated close to the development site.

b. A public footpath that goes behind the properties will need to be maintained throughout and post-development.

c. The banking that surrounds Bridge End track leading up to the cricket club is also subject to potential damage. It already shows signs of collapse, and this is with minimal pedestrian use of the track and NO vehicular access. Adding traffic has the potential to cause massive damage to the landscape. This is also true of the wall that retains a huge mass of soil directly alongside Bridge End.

3. Value. An access road built here would de-value and strip character from our property (and all others on Bridge End) in the following ways:

a. Noise pollution. We currently have a very peaceful and quiet street. Most, if not all home-buyers, consider this key when purchasing properties like ours.

b. Privacy. We currently enjoy excellent privacy on this track, as there is no traffic other than walkers and dog-walkers.

c. Parking and outdoor space, as mentioned above.

All of the above applies directly to every resident of Bridge End, and will apply to the residents of the proposed development. How will they access their properties safely on foot? How will they have their waste collected when the trucks can barely make it onto the track currently? How will flood defence be addressed if the existing defences are removed? How will the track be maintained with the added traffic? How will they safely navigate the sea of parked cars blocking the turn-in from the main road once our parking spaces have been stripped from us? Not to mention the loss of wildlife habitat, space for children and pets, and reduction in quality of life. The original application looks like a deliberate attempt to take from the current and give to the new.

Please refer to earlier comments made by residents of Bridge End, and the respective sections of the original application form, outlining the shortcomings in the development plans. My objection stands in line with all other residents of Bridge End. I see nothing from the original or revised plans that supports this being a sustainable and sensible development that has taken residents, current and future, into consideration.

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