
From:
Sent: 22 January 2024 14:05
To:
Subject: Comment Received from Public Access

Application Reference No. : SMD/2023/0555 Site Address: The Grange Clay Lake Endon Staffordshire ST9 9DD Stoke-On-Trent Comments by: Mr O J Beswick

From:
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Submission: Objection

Comments: My family have lived in Endon for over 60 years. Below are my personal views which also echo some of my parents views who live on the adjacent property to the proposed site. A development of this type and size is out of character and inappropriate with the surroundings. I would like to strongly object to the application and include the following points for consideration:

1- To provide just 21 days public consultation for a development of this size seems wholly inadequate. My parents who live close by received a letter first notifying them of this development on 19 January 2024 even though the letter was dated 09 January 2024. It advised the consultation period will end in 21 days from the date of letter, we're therefore assuming 30 January 2024. Given the size, nature and impact of this development together with the amount of associated documentation I would ask this date is extended to ensure the information can be digested and understood as well as ensuring impacted individuals are aware of this application.

2- Whilst I am conscious more housing is needed to be available to sell and/or rent for current and future generations, this development admits (refer to the Planning Design and Access Statement (PD&A) 5.31) it will offer ZERO affordable housing yet they wish to maximise their financial gain in building 22 houses in a site that currently has one home. In effect it is offering a financial payment to negate their responsibilities. They reference in PD&A 5.30 to the Local Plan Policy H3 that any developments over 10 dwelling shall provide 33% affordable housing. This states 'Affordable housing should be provided on site, unless in exceptional circumstances when an off site of commuted sum payment may be considered where it will broadly be equivalent in value to on site provision'. This contradicts their summary reasoning contained in the PDAS 5.32 NOT to provide affordable housing, is as good as saying it's not financially viable to include such housing. If this is the case how can they afford an equivalent cash contribution? Smoke and mirrors? This emphasises and supports that it is the wrong location for a development in excess of 10 dwellings, not achieving what the Staffordshire Moorlands District Council's (SMDC) own Local Plan Policy H3 sets out legally to deliver. To approve this is a direct contraction of SMDC's vision and strategy.

3- It is stated two thirds of the foul drainage (15 houses) cannot be accommodated by traditional methods due to the sloping site. They state in the PD&A 5.23 that this will be overcome by a pump system and this arrangement is simply considered 'acceptable'. Despite references to details of the pump system in 'Keytech Development Design' report I cannot find this. Their site plan '2022-2755-06F PLANNING PROPOSAL - SITE PLANDRAINAGE

PROPOSALS refer to Keytech Development Design Ltd drainage strategy for details of foul and storm water drainage. I cannot find this document? Their report 'FLOOD RISK ASSESSMENT_Part1' refers to 4 appendices, I can only find 2 but given the very limited time of consultation I may have missed this. In any event I would ask how this system would cope with 15 family houses, at peak times during heavy rainfall, how it is going to be maintained, who will fund its on-going future and who would be ultimately responsible for any repair/liabilities etc? Pumping stations can be noisy and also foul smelling by their very nature.

It's highly publicised that even our own water companies cannot effectively manage the discharge of foul waste into our natural watercourses. I am concerned a private system supporting 15 family houses will not be fit for purpose during flash rain storms, which are becoming increasingly common. The pumping station is proposed to be housed directly next to and above Endon Brook. Endon Brook runs through sensitive locations of Endon, including but not limited to abutting Endon Primary Schools' playing fields, the field beneath the development (I know it as the Cow field or Killers Hill) which is directly accessible to people and cattle and the field along Stoney Lane (Lucky's field for those that remember :)). Any inevitable discharge of foul waste from the pump when overwhelmed would drain into Endon Brook, would prevent a serious health risk as well as affect the nature living there.

4- Several proposed properties overlook the neighbouring property, Oak House. Some of these are three storey and have windows facing which would directly impact their privacy, as well as other neighbours (The Hollies and also potentially certain property located in Stoney Lane).

5- The likely occupancy levels will increase noise in what is a tranquil location. At present one property occupies the grounds and surrounding property are currently spread out considerably and in keeping with the area. To increase this 22 fold (in laypersons terms to create an estate) will inevitably increase noise levels, night and day both in terms of car usage, deliveries, garden usage and the likely noise generated from the pumping station.

6- The proposed site in a green field which is a habitat for an abundance of wildlife, accessing the trees and brook. As well as destroying this habitat it will disturb and disrupt wildlife in the adjoining field.

7- It is proposed established trees with Tree Protection Orders will be felled and other heavily pruned to make way for the development. These trees are not on the land proposed and belong to Oak House and no approach has been sought for permission.

8- The proposed development of 22 houses of this size will result in at least 40-50 cars. Adding service, visitor and delivery vehicles on top of this will result in a substantial increase in traffic, dangerous access both at the point of entry and exit (along a bend and on a blind hill) but also at the junction to Leek Road/Station Road/Clay Lake and reduce road safety for road users and pedestrians alike. The applicants declaration in their own PD&A statement 5.32 (ironically trying to justify no provision of affordable housing) infers most of its occupants will use their cars to access local services. Finally, whilst the application site lies wholly within the village development boundary it is located on the periphery of it. All of the village's functions and services are located some distance away within the centre of the village. Again this contradicts their reasoning's, as well as policies, to build property in walking distance to local amenities. Clay Lake is already a busy road with many near misses. The steep incline increases risk when travelling and is used on a daily basis by school children walking to Endon High School and visiting friends at weekends and evenings. The poor access will mean residents having to accelerate quickly to find a gap and avoid collision. This, as

well as an increase in traffic will inflame the risk of accident and also make parents think twice about allowing their children to walk to school, a method which must be encouraged for health benefits and car use reduction.

Summary

I understand there is a national and local housing shortage, but a development of this size is inappropriate and out of character with the surroundings, situation and location. Given the size, nature and impact of this development together with the amount of associated documentation I would emphasise the need to extend the closing date for public consultation for the reasons provided. A more considerate development of 2 to 3 houses, to preserve not destroy the natural surroundings and impact the local community and also to maintain the current character of the area, mainly individual, infill character property could be considered. I therefore urge you to reject this application.

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