
From:
Sent: 20 January 2024 18:24
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: Simon Beswick
From:

Kinclune Road
Glenkindie
Alford

Phone:

Email:

Submission: Objection

Comments: I would like to strongly object to this proposed development for the following reasons:

1. The development is completely out of keeping with the character and appearance of Clay Lake. The homes on this road are typically large, individually designed properties with large grounds whose mix of styles has been maintained from the Victorian age through to today. While this fact is admitted by the applicant in the Planning Design & Access Statement (5.32), the development proposed is an estate of homogeneous houses which have no or little architectural merit and look like any other modern housing development. The statement in the PD&A Statement (5.11) that the development is a mix of dwelling styles is not supported by the bland and uniform designs of the houses. Overall, this development is unimaginative, unambitious and would considerably diminish the character and appearance of Clay Lake, a desirable, characterful and attractive neighbourhood of Endon.
2. A number of the properties (17-22) overlook the neighbouring property which belongs to my parents. This would be a significant breach of their privacy and ability to enjoy their property. Additionally, properties 17-20 have windows on a third storey which would further diminish the privacy of Oak House and probably other nearby properties.
3. Noise is likely to be greatly increased by so many adjacent properties and increased traffic, further diminishing the ability of the occupants of Oak House to enjoy their property.
4. It is proposed that 2 beautiful, mature horse chestnut trees on my parents' property are cut down on the grounds of safety. These are, I believe, protected trees which have recently been inspected and considered safe. Their loss, for the benefit of this excessive development, would be a travesty and a massive reduction in the character and amenity of Oak House and Clay Lake.
5. Road safety. The development provides for at least 51 car parking spaces (the number of dwellings described in PD&A 3.1 does not add up). Together with visitors and services this would provide a significant increase in traffic on Clay Lake. Access to and from the main road is a dangerous spot above a steep incline and on a sharp bend. In my long experience of the traffic on this road, cars and goods vehicles speed both up and down: adding this size of development with an access point in this location would be irresponsible and likely to result in serious accidents. Similarly, a large number of school children walk up and down Clay Lake between the secondary school in Endon and Brown Edge. This exit and the increased traffic would either deter such walking, resulting in more traffic, or risk serious injury children.

6. Ecology.

- a. The current site is a natural green space on the edge of the village with mature trees and woodland surrounding it. Its loss to such a large development would further diminish the habitat for wildlife and plants including a number of important and endangered species found on site or close by including newts, water voles, grass snakes and bats.
 - b. The sewage from all these houses is proposed to not connect to mains sewage. The proposed local treatment plant would discharge or risk discharging into the stream immediately below its location with considerable risk of pollution of a currently clean, local stream.
7. The development cannot be considered sustainable with provision for so many private cars, no affordable housing and being built on a green-field, non-agricultural site.

I understand public comments must be received by the end of January. My parents only received a letter informing them of the proposal on the 19th January. This consultation period for such a large development is far too short and undermines local democracy and would result in an unfair and unjust consultation process.

I appreciate there is a housing shortage but there are far more appropriate locations for such developments which should include affordable housing, of which this provides none. If any development should be made here it should be of a considerably reduced scale (perhaps 2 or 3 large houses), much more in keeping with the character and appearance of Clay Lake and much more considerate of the privacy and disturbance to the neighbouring property. I beg you to reject this application.

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.staffs Moorlands.gov.uk/YourData>