
From:
Sent: 21 January 2024 15:19
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: Nick Beswick Building Product Design

From:

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Phone:

Email:

Submission: Objection

Comments:

Objection to The Grange, Clay Lake, Endon, Staffordshire, ST9 9DD Development

I object to the planning application SMD/2023/0555 for the following reasons.

1 The planned development of 22 houses with parking for 51 vehicles, plus visitor and service vehicles, will increase the risk of road traffic accidents due to the access being on a blind bend on the Clay Lake Road.

School children have used the pedestrian pavement for generation to walk to and from Endon Schools and the addition of multiple vehicles entering in and out of the access will significantly increase the risk of accidents.

The significant volume of additional vehicles will also increase the risk of accidents, and congestion, at the junction of the A53 Leek Road and Clay Lake.

It is noted in the 1 Building for Life Assessment1 report that no provision has been made for pedestrians and cyclists in the grounds of the planned development or on the Clay Lake Road pavement.

2 The 1 Building for Life Assessment1 report under section 1 Homes for Everyone1 confirms that no affordable housing is proposed as part of the application; the applicant is willing to provide an appropriate financial contribution!

This is due to the high value of the building land and in my view any approved development should be kept to a maximum of 1 or 2 larger houses to suit the landscape of the area.

3 It is noted in the 1 Building for Life Assessment1 report under the section 1 Natural Connection1 that existing trees will be preserved. This contradicts the Arboricultural report attached in the planning application which states the removal of 5 trees with Tree Preservation Orders including the following trees.

T3 Horse Chestnut, T4 Horse Chestnut, T14 Sycamore, T18 Poplar, and T19 Willow.

It is noted that T3 and T4 are in the neighbouring boundaries of Oak House.

¿ Dwelling plots 15,16,17,18,19 and 20 are 3 storey with windows designed to overlook the side garden and house of the neighbouring property Oak House. The design of these houses is inappropriate and would cause a considerable loss of privacy.

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