
From:
Sent: 26 January 2024 12:50
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: J Ibbs

From:
Holly Bank
Church Lane
Endon
Staffordshire

Phone:
Email:
Submission: Objection
Comments: Planning Application SMD/2023/0555 The Grange Clay Lake

I wish to object to the proposed development.

The proposed plans are on a scale that is too large for the location and reflects over development of a site that will have a negative impact on the local area in a number of ways. It will create more housing, which I agree we need, but at what cost? Local infrastructure does not support the application.

Traffic volume and road safety:

Existing traffic volumes and road safety are a concern today. Clay Lake is a busy road, with vehicles moving at speed on a steep incline with poor visibility in areas. The proposed site entrance is on a blind bend. I regularly visit the house next door to The Grange, which sits just below this bend, and I can't stress enough how hard it can be at times to pull in and out of the driveway onto such a busy road with the existing traffic volume and lack of visibility.

At the bottom of Clay Lake, where the road joins the A53 Leek Road, there are existing issues with the volume of traffic, entering and exiting the busy A53 from both Clay Lake, Station Road and Hillswood Drive. The risk of accidents for both traffic and pedestrians is high today and will only get worse.

For pedestrians on Clay Lake, particularly the elderly and children, the road is hazardous. For those using the footpaths they must cross over the road at a point very close to the location of the new site. It's risky today and will only get worse if the plans go ahead. This is a serious concern which would need to be addressed.

Environment and ecology:

The development represents loss of an important green space for the local area. We need to protect such areas for the wellbeing of residents and wildlife. A development of this size totally wipes out the green space, replacing it with

tarmac, crowded, characterless houses and small garden areas. It will result in the loss of protected trees and displace wildlife.

Allowing these plans to go ahead would set a worrying precedent for similar development on other green spaces. We need to consider the longer-term impact on the local ecosystem.

Consideration also needs to be given to the drainage of both the sewage and rainwater. The proposed development does not connect to the mains sewage. The introduction of the large expanse of tarmac, and loss of green space, will add to the current level of surface run off to lower levels and will impact houses below on both Clay Lake and Stoney Lane.

In my opinion, the plans are very blinkered, focussing on financial gain with no consideration of the local landscape, community and wildlife. I recognise the need to build houses, but ask that serious consideration is given to ensuring this application is rejected for the reasons stated.

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