
From:
Sent: 26 January 2024 12:35
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: Geoff Smith

From:
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Submission: Objection

Comments: For Endon, page 96 of the current Staffordshire Moorlands Local plan, (adopted in 2020, valid until 2033), allocates ¿land at the corner of Brookfield Avenue/Stoney Lane, Endon, (EN128)¿ for 22 dwellings. Policy DSR 1). Therefore, if 22 dwellings are to be built in Endon, then they should be built on ¿land at the corner of Brookfield Avenue/Stoney Lane, Endon, (EN128)¿.

This fact alone should result in this application being refused.

Further, development of the land at the corner of Brookfield Avenue/Stoney Lane, Endon, could reasonably be considered infill ¿ which is supported by the current local plan. The site referred to in this application is urban

sprawl/ribbon development, and the current local plan specifically states that ¿The development.....will not create or extend ribbon development¿

The site referred to in this application will cause increased traffic on, and danger to users of, Clay Lake, Endon, (pedestrians, drivers and riders). In the application it states there will be parking for 59 vehicles on the site, and the Transport Statement prepared by RLRE Consulting Engineers to support the application states that there will be 52 arrival and departures per day (page 26). The RLRE statement also contains the following paragraphs -

¿The road is single carriageway, with street lighting and has a 30mph speed limit. ATC traffic surveys have been conducted on Clay Lake and confirm the 85th percentile speed to be 35.4mph approaching the access from the northwest and 38.1mph from the east. (page 15)

Only two personal injury accidents PIA have been recorded from 2018 to 2022, located on the Clay Lake, suggesting no trends in PIAs have occurred as total vehicle trips increase. Both PIA are classed as ¿slight¿ in severity.¿

So, RLRE confirm that there is a problem with speeding on Clay Lake ¿ which is well known to the local community, but it¿s acceptable because no one has been seriously injured, (yet).

Before this application is even considered, traffic calming must be implemented on Clay Lake, Endon.

My following concerns relate to any significant development(*) proposal in Endon ¿

¿ Are the local schools, medical practitioners and other community services adequate for, (in this case), 22 more families, and quite possibly 40-50 children?

¿ Will any of these dwellings be truly affordable?

The Staffordshire Moorlands Local plan, (adopted in 2020), contains the following:

¿7.3 Housing

Housing Policies

Spatial Objectives

SO4. To provide new housing that is affordable, desirable, well-designed and.....

7.45 The provision of sustainable, decent and affordable housing for all sectors of the community remains one of the priorities of the Council,.....

7.47 This policy also ensures that housing including affordable housing ¿ is provided to meet the needs of the existing and future population.....

7.48 The range, type and mix of affordable accommodation required on development sites will be determined by a combination of the results of.....

Policy H 1

New Housing Development

1) New housing development should provide for a mix of housing sizes, types and tenure including a proportion of affordable housing as set out in Policy H 3,.....

2) In line with Government legislation the Council will maintain and update a register of those interested in acquiring self-build / custom-build housing plots across the District. Where a demand exists, residential developments of 10

dwelling (or 0.5ha) or more will make an appropriate contribution towards this need in agreement with the Council. This will be negotiated on a case by case basis.

In addition:

b) Housing proposals of 10 dwellings (or 0.5ha) or more will be required to provide a mix of housing in terms of size, type and tenure on the site.....

Policy H 3

Affordable Housing

1) Residential developments of 10 dwellings (or 0.5ha) or more shall provide 33% affordable housing.....

2) Unless circumstances dictate otherwise and in agreement with the Council, 60% of

all affordable dwellings provided on each site will be social / affordable rented housing with the remaining 40% being intermediate / starter homes.

4) Affordable housing should be designed as an integral part of developments and be
¿tenure blind¿ in relation to other properties within the site.¿

What, (if any), provisions are made within this application in order to ensure that truly affordable dwellings are included in this proposed development, in line with the above policies?

Any significant development in Endon should be in line with the above policies, and - for any affordable dwellings built in Endon - a maximum selling price should be set, and included as part of the conditions of any approved, significant development.

(* By ¿significant¿, I suggest adopting the current Staffordshire Moorlands local plan of 10, or more dwellings)

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