

From: [pstinsley](#)
To: [Planning \(SMDC\)](#)
Subject: SMD/2023/0555
Date: 25 January 2024 23:26:50

Good Evening, to whom it may concern in respect of a planning application

Application Reference Nos SMD/2023/0555
Site Address: The Grange, Clay Lake, Endon, Staffordshire ST9 9DD
Comments by Stephen and Isabel Tinsley
Whitegates
Stoney Lane
Endon
Stoke on Trent
Staffordshire
ST9 9BX
Submission – Objection

We object to this planning application for the reasons stated below –

- <!--[if !supportLists]-->1. <!--[endif]-->The proposed properties are not in keeping with the existing property The Grange or the surrounding properties on Clay Lake. The plan notes that the current property is to be demolished and quick build housing in its place for a quick profit. To consider a small estate is not aesthetically in keeping with Clay Lake.
- <!--[if !supportLists]-->2. <!--[endif]-->The access to the site from a very busy road at most times of the day and on a moderate bend is placing not only the potential owners of the properties but other road users at risk. The increase in vehicles while building and for 22 properties is a potential danger for road users .During peak times it is difficult to access the A53 at the bottom of Clay Lake and increased number of vehicles will only make this more difficult.
- <!--[if !supportLists]-->3. <!--[endif]-->Endon is a large village, however, the schools/ GP practice are oversubscribed and 22 properties will increase the number of people needing to access service.
- <!--[if !supportLists]-->4. <!--[endif]-->We are seriously concerned regarding the increase in run off and surface water from these properties that will be produced. We have looked at the Flood Risk assessments and for the lay person they are difficult to understand and the ‘jargon’ used is not something we understand. This will impact the properties boarding on the stream which runs alongside the length of the proposed development. The stream does pass through three gardens and it then goes under Stoney Lane onto Dolly’s Field, behind the properties on Brookfield Ave. In any of these three gardens it has the potential to flood not only the gardens but the properties as well, I don’t believe that Severn Trent have viewed these properties to view the narrowness of the culverts, one going from one property to the other and then from second property under Stoney Lane. Both culverts are approx. 20 ins x 20 ins and during heavy rain these culverts only just about take the water. If there is any debris brought down they can block and need to be monitored to prevent this happening. It is noted in the flood risk plan that ‘surface water to discharge into existing water course’ we presume this to mean the stream. Noted there will also be a surface water attenuation tank, again, will this mean that the water flows for longer periods further down towards Stoney Lane? Over the last 28 years the water flow has increased and eroded areas through the properties, if there is an increase volume of water in the stream the increase in run off and surface water will have nowhere else to go but through these properties increasing the risk of flooding. Another point of note, in previous years when there has been developments higher up towards the top of Clay

Lake the existing stream no longer flowed clear but a murky brown colour for a number of months. These buildings have been nothing like the size of the proposed development. What impact would this have on wildlife? We would like clarification from the SMDC planning and Severn Trent Water that this increase will not affect those properties.

<!--[if !supportLists]-->5. <!--[endif]-->The ecological impact of the development - we have not managed to open the link to view this report, however, there are a number of species present in the area, bats, foxes, owl's, buzzards, woodpeckers to name but a few that we see on a regular basis. There is considerable fauna in the area that will be disturbed by this build. Over the years the area has become a place of beauty and tranquillity.

<!--[if !supportLists]-->6. <!--[endif]-->“The pumping station”, we do not understand how this works and if this fails what measures are in place to prevent waste discharging into the existing water course.