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To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
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Application Reference No. : SMD/2023/0555

Site Address: The Grange Clay Lake Endon Staffordshire ST9 9DD Stoke-On-Trent

Comments by: Sandra Nield

From:

Sunny Bank
Stoney Lane
Endon
Stoke-on-Trent

Submission: Objection

Comments: I strongly object to the planning application at The Grange, Clay Lake, Endon for the following reasons:

Drainage

As a resident on Stoney Lane I have concerns about the damage to drainage for properties in the surrounding area. Replacing a green space with tarmac and housing on the scale proposed would inevitably affect the land and indeed the houses themselves which lie below the building site on The Grange. The land on Stoney Lane is already affected by heavy rain and this would be made considerably worse if the water currently absorbed by the trees around the Grange was displaced. This would in turn worsen the current flood problem in this part of Endon.

Trees

Having several protected trees on our own property on Stoney Lane we know how difficult it is to get permission to have any work at all done on them, let alone the felling of a tree which blocks light, isn't especially healthy etc. Yet here there is the proposal to fell several healthy trees in the name of a development which has little benefit to anyone in the Endon community except the applicant who will presumably stand to make an awful lot of money! Trees which are decades old, or perhaps even more than a century old, should not be sacrificed. Young replacement trees, if they were to be considered a solution, would not provide the habitats for the various species of wildlife that live in this section of Endon. These species need to be protected and helped to thrive, not displaced and threatened.

Heritage

It would be a travesty if a beautiful, characterful house such as The Grange were to be demolished! Older properties are part of Endon's history and should be preserved, not replaced by a housing estate where the houses look like those springing up everywhere. The building of 22 houses amounts to such an estate and is a totally ludicrous idea. To build 2 or 3 houses in the grounds of the main house would be reasonable.

Safety

As mentioned by everyone objecting to the application, the access to a housing estate at this point on Clay Lake would be extremely dangerous. The junction with the A53 is congested, particularly at school times, with many cars parking at the end of Stoney Lane. This congestion, along with all the pedestrians from all the schools, already make it a hazardous area. During the rest of the day, it would be difficult for cars on the new estate to join traffic, on a hill, near a bend, even when the main road traffic is travelling at 30mph. To add extra cars, delivery vans etc. to those already using this junction increases the risk of an accident.

Local services

It is already incredibly difficult to get a doctor's appointment and the schools are over-subscribed. To have so many houses built would increase the demand for these services.

The proposed site would not enhance the village of Endon at all or bring any benefits to it. It is merely a money-making exercise which serves to ruin a natural habitat for wildlife and cause damage to property in the surrounding area. This proposal is already causing much anxiety amongst the local community. If the application were approved then the harm to the mental health of those who live nearby during the building of the 22 houses would be significant.

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