

From: planningcomments@staffs Moorlands.gov.uk
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: Ed Wrench

From:

Clay Lake
Endon
S-o-T

ST99DD

Submission: Objection

Comments: I am writing to formally oppose the application for outline planning permission to consent for the demolition of The Grange & construction of 22 properties for the following reasons.

Staffordshire Highways & Staffordshire Moorlands have previously refused planning applications, for single dwelling & garden grab & developments in the vicinity on the basis of, & Access arrangements to the site are unsatisfactory. Any such development would adversely affect traffic and pedestrian safety on the adjoining highway. & In light the plans brought forward, then surely these conditions apply.

Additionally, a single entrance/exit point for the construction and accessing of 22 occupied houses, sited on a blind bend seems wholly inadequate.

The entrance to this development also serves as a nearby enforced crossing point for pedestrians, who's safety will be further compromised should this development be approved in the absence of an improved road layout.

Driveway parking seems limited on the site plans. Single width and parallel parking driveway layouts would potentially serve homeowners with two vehicles, but the width of the access road appears insufficient for kerb side parking for those households who own more than two cars. Any residual traffic & be it visitors, deliveries, rubbish collection, emergency services would either obstruct driveways and potentially over-spill onto Clay Lake.

There have been numerous incidents & near misses in recent years involving motorists and pedestrians. Having resided on Clay Lake for several years, I have observed a significant surge in traffic volume and congestion as the use of Clay Lake has proliferated to becoming a major arterial route, in and out of the city. Adding to this will only result in increased risk to residents and the wider community.

Clay Lake has a speed limit of 30 mph, yet this is flouted by many motorists. To approve a new development of this scale on arguably the most hazardous stretch of the B5051 would be negligent.

Clay Lake serves approximately 60 houses. This plan represents a 37% increase in dwellings. Beyond that, there is also legitimate concern a development of this nature will pave the way for neighbouring green spaces to be developed, should this application be viewed favourably. In any event, I question whether this represents sustainable development.

Further destruction to local habitats and biodiversity loss would be inevitable. Only very recently there has been several trees felled which lined Clay Lake. I have spotted two dead owls during the execution of these works. Whilst tree removal on this occasion might be considered essential works, it came at a cost to local wildlife.

There is indisputable evidence of thriving wildlife that currently inhabits the settlement and surrounding green space and woodland. Buzzards, hawks, kestrels, barn & tawny owls are in abundance, plus foxes, badgers and bats to name just a few species. Vegetation and ecosystems will be lost which pre-dates The Grange. This will be lost forever and cannot simply be replaced with suburban landscaping schemes.

Although Clay Lake is not a conservation area, it is certainly a semi-rural location. Something which is cherished by many of its residents and should be preserved. The proposed development simply isn't in-keeping with its surroundings. Whilst Clay Lake is occupied by an assortment of properties with individual character, they are all fundamentally sympathetic to their location. This development is completely out of touch with the existing streetscape.

Furthermore, this planning application will not address any perceived housing shortage in the area. I suspect the 10 two bedroom properties are an attempt at proposing 'affordable housing' to appease planners. The reality being they will be marketed at a value well in excess of typical 2 bed housing stock.

Schools and essential services are already oversubscribed in the locality. More families moving to the area will only increase the burden on these already overwhelmed services.

Moreover, I strongly oppose this application and any similar iteration which will doubtless follow. Aside from my above statements, too many people living in the locality will be personally impacted by the proposed development. With yet further loss of green space, encroachment on settlement boundaries, views ruined, privacy compromised, additional noise generated from 22 households living in close proximity to each other. Not to mention the constant drone of construction traffic, plant and machinery which will blight the area for a sustained period.

In summary, a radical rethink outlining a more modest scheme would be met with less contempt.

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