
From: planningcomments@staffs Moorlands.gov.uk
Sent: 06 February 2024 19:49
To: Planning Comments (SMDC)
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: Chris PriceNCP Electrical Controls Ltd

From:

The Hollies
Clay Lake
Endon
Stoke on Trent
Staffs
st9 9dd

Submission: Objection

Comments: Application Reference No: SMD/2023/0555 Site Address: The Grange Clay Lake Endon Staffordshire ST9 9DD

Submission : Objection

Firstly, I'd like to stress how disappointed we are that we have not been included in the consultation, and found out about the proposed plan on the 21st January from a social media post, considering our property is next door but one to The Grange and will be severely impacted by the proposed planning.

I would like to strongly object to the proposal submitted for the following reasons:

The proposed plan would significantly impact our privacy, considering Plots 15-20 will be overlooking our property and have an adverse effect on how we currently enjoy our home. The windows on the third storey of these plots would further diminish our privacy.

The noise pollution generated from such a large number of properties along with the reduction in light will severely impact us as a family.

There will be a significant increase in traffic on Clay Lake, which has only one pavement, resulting in pedestrians needing to cross over the entrance to the 22 properties (with provision for 57 cars!) This is a huge concern, as the majority of these pedestrians are school children walking to one of three local schools. Although the speed limit has recently reduced to 30mph, this is ignored by the majority of road users (I believe an avg. speed check of 38mph was recorded) and would be extremely dangerous to have an entrance / exit to such a large number of properties. The report details that only two personal injury accidents have been recorded from 2018 to 2022, however this is not a true reflection of the number of RTAs on Clay Lake as the local community will be aware of at least 3 in the past 12 months alone. This site will only enhance the risk of further RTAs on a bad stretch of road with already poor visibility on the bend. The increase in traffic and significant dangers may also deter people from walking, bringing more cars and increased pollution to Clay Lake. There would need to be significant traffic calming measures to make this safe.

The homes on Clay Lake are individual properties with typically large grounds and this is recognised in the Planning Design and Access Statement (5.32) yet the development is completely out of keeping with the character and

appearance of Clay Lake. The development of such a large number of houses would dramatically change the village landscape and is not in keeping with neighbouring properties, that date back to 1871.

The proposed large development will have an adverse effect to the local Ecology & Landscape. The current site is home to endangered species - bats, owls, foxes, and newts and this excessive development will result in their loss of habitat. We have already seen the impact of the recently felled trees on Clay Lake, with Owls found dead as a result of disorientation. The Design & Access statement details that the main sewer will only accommodate 7 of the 22 houses and the remaining 15 will rely on a storage tank that will be pumped to the main sewer. What happens if the pump fails ? Or there are Power Cuts for a prolonged period. This creates a risk of discharging into the local stream with a considerable risk of pollution.

I would urge a re-think of the proposal and ask for any development to be more in keeping, and to be on a smaller scale without the privacy of neighbouring properties being impacted.

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.staffsmoorlands.gov.uk/YourData>
