
From: planningcomments@staffs Moorlands.gov.uk
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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: Alan & Jennifer Wallbanks

From:
Hideaway
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Endon
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Submission: Objection

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

From:	To:
Alan & Jennifer Wallbanks	The Planning Department
Hideaway	Moorlands District Council
Clay Lake	Moorlands House
Endon	Stockwell Street
Stoke-on-Trent	Leek
ST9 9DD	ST13 6HQ

Date: 11/02/2024

Submission: Objection

Our objections to the Proposed Demolition of "The Grange" and the proposed 22 house development of the site. Application Reference Number SMD/2023/0555 are as follows:-

It is already hazardous for pedestrians on Clay Lake, given the volume and excess speeding of traffic , including H.G.V's , together with the very narrow pavements . This is particularly evident when school children are going to and from the local schools. Where the pavement runs out near the entrance of the proposed site, pedestrians find it dangerous to cross, relying more on hearing traffic owing to limited visibility on a blind bend.

The warning sign for pedestrians crossing is currently acknowledged via a sign just before the entrance to The Grange. Should a housing development be added to that part of Clay Lake , the additional volume of pedestrians and vehicles would inevitably make an existing hazardous part of Clay Lake considerably more dangerous.

Vehicles turning into and out of Clay Lake homes is already risky & again owing to the sheer speed and volume of traffic on this road. Clay Lake has in recent times increasingly seen long tail backs of traffic owing to road works etc, on the A53 Leek Road.

Additional volumes of vehicles accessing and leaving the proposed new housing development would considerably exacerbate the problem.

Moreover, if vehicles are simultaneously entering and leaving the proposed new development access road, there is additional risk of accident as motorists travelling up and down Clay Lake are not slowing down sufficiently for safe entrance and exit of the new site.

Any additional traffic flow from the proposed new development onto and off Clay Lake where it joins the A53 is of major concern. Already this junction is extremely busy with traffic also joining from Station Road, and Hillswood Drive, resulting in dangerous conditions for motorists and pedestrians. Clearly, greater traffic flow here presents even further dangers.

We are all stewards of our environment with responsibility to respect and protect biodiversity of our local area. The Grange site is a rich seam of diverse wildlife , including bats, deer ,owls, kestrels. Their habitats and, indeed, the flora and fauna of the site are to be valued and protected. Development of the site as described would inevitably impact, causing irreparable loss and damage to this precious environment.

An objection arising from the proposed development concerns the drainage and displacement of water from the site which would impact the local culverts and streams. These are already subject to overflowing during periods of heavy rain. It has been acknowledged in the plan that an on-site Pumping Station and Treatment Plant would be required to service the properties. This raises alarm bells in terms of noise, pollution, efficiency and potential failure.

We should like it noted that we heard of this development via a neighbour and social media. Not for the first time, there has been inadequate notices and communication to locally impacted neighbours.

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