
From: planningcomments@staffs Moorlands.gov.uk
Sent: 12 February 2024 21:36
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: L Tylman

From:
Holly Cottage
Clay Lake
Endon
Endon

St99dd

Submission: Objection
Comments: I wholeheartedly object to this planning application.

The development proposal of 22 houses is not in keeping with the existing character and landscape of Clay Lake. The loss of a beautiful house which has been in situ for over a century is a travesty - it should be preserved.

Road safety and parking

Any such development would adversely affect traffic and pedestrian safety.

Clay Lake is an extremely dangerous road with drivers regularly ignoring the 30mph speed limit. I am two doors down from the proposed development and often struggle to exit my drive without an additional 60+ vehicles coming down the road.

The visibility of vehicles entering and exiting the site on the bend must be considered. The potential of cars sitting on the bend waiting to enter is an accident waiting to happen. From experience you have to be extremely careful not to be rear-ended as you wait to turn across traffic into a driveway. Furthermore, I have had two near misses on this very bend with cars overtaking cyclists on the opposite side coming up Clay Lake despite overtaking being prohibited.

The entrance to the development is just below a busy crossing route for pedestrians, in particular children walking to school, so I have major concerns about their safety with the proposed increase in traffic as it is dangerous as it is.

I also feel that the parking proposed seems inadequate when one takes into account visitors, deliveries, rubbish collections etc.

Drainage and sewerage

This number of houses would affect the natural drainage system - there is already severe flooding in Endon and this poses a bigger flood risk for neighbouring properties lower down on Clay Lake and Stoney Lane once the landscape has been tarmacked. The proposed development only allows for 7 of the houses to use the existing sewer system with the remaining 15 using a pump. This could fail in a power cut or could fail due to mismanagement. Overloading this system would affect other houses on Clay Lake.

Effect on wildlife

Clay Lake and its surrounding area is a current wildlife hotspot with a number of species residing within it, such as owls, foxes, bats and a variety of insects. The excessive overdevelopment and reduction in green space will result in a loss of this habitat. The owners have already knocked down a number of mature trees in preparation, as I can now see the house from my garden which I could not before. Dead owls have already been spotted by neighbours.

Local services

Local services will be burdened with this number of increased homes. I would also question whether any of the houses would actually be affordable, noting that a number of houses have been squeezed onto a small area on high lane further up the road in Brown Edge and none of these have sold.

The Design and Access Statement describes Clay Lake as 'individual properties with typically large grounds' so the application for 22 characterless houses to be shoe-horned onto this plot is frankly ridiculous and not in keeping with neighbouring properties, many of which have stood for over a century.

This application is nothing but pure greed. The applicants do not live at the property and will not be present for the upheaval of construction or the aftermath of the traffic and drainage issues. Endon is a semi-rural location and should remain so - allowing this development to go ahead would set a worrying precedent for this area which has already got a number of homes in planning on clay lake as it is.

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