

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 13 February 2024 20:06:11

Application Reference No. : SMD/2023/0555

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

Comments by: J & F Hibberts

From:

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Submission: Objection

Comments: We have a number of significant concerns regarding the proposed development:

1. Highway safety & there are already regular crashes
2. Increased traffic burden on a road already struggling to cope.
3. The layout and density of the development is out of keeping with the locality.

We really hope that a more appropriate and realistic development scheme is put forward: a scheme that is not too intensive, and is sensitive the local area and does not impact negatively on the wider community and wildlife.

1. HIGHWAY SAFETY

The google earth image chosen in the transport document is not representative, as the junction (where a number of roads intersect with the main road from Leek) is extremely busy and already very difficult to navigate. Children cross the road from the local primary and high schools, with many adults and children walking up Clay Lake or catching buses up and down Clay Lake.

Adding 50-60 further vehicles coming to / from this dangerous location is a significant concern.

It is surprising that the transport report suggests that there have only been two accidents nearby recently. Indeed, during the consultation period (in January 2024) there was a car accident on Clay Lake which involved a number of cars, and there was still debris beside the road when I walked past recently. I queried with a police officer the disparity between data cited and reality, and understand that the app used to record accidents often does not work and so accidents are not recorded.

As the transport report photograph on Clay Lake shows the road is blind (and dangerous) with double solid lines in the centre of the road and a footpath on only one side, forcing people to cross this fast road very near to the development site.

As the road has trees all along each side, drivers seem to assume that the road is a country lane (not a 30mph road), making the location of the development entrance particularly dangerous. There are often cars parked along Clay lake, especially during school drop off and pick up times, increasing the hazards along this busy road.

2. ADDITIONAL TRAFFIC BURDEN:

An additional 50-60 vehicles immediately just above the junction, will exacerbate the existing problems. If more than a small number of houses are added to this location, the junction onto Leek Road will presumably need to be changed.

Most of the traffic into the Staffordshire Moorland from south Stoke-on-Trent joins the central S-oT traffic (from Leek New Road onto Leek Road) and the traffic from Burslem and North Stoke-on-Trent (joins from Clay Lake) at this point.

3. SIZE, NUMBER AND INTENSITY OF THE HOUSES:

The creation of an estate of 22 houses in such a location is excessive and too intense. This is demonstrated by comparing the size and intensity of the remainder of the housing on Clay Lake.

Paragraph 5.10 of the Design and Access Statement refers to the character of Clay Lake being 'characterised by large detached and semi detached dwellings with differing designs set in spacious plots but of varying sizes with two storey dwellings nestled between more modest single storey developments.' This suggests that the DAS was prepared for a more realistic proposal for 3-4 houses, rather than 22. We would encourage

Building an estate of 22 houses on Clay Lake would completely change the locality and impact negatively on the local community.

Thank you.

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