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To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
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Application Reference No. : SMD/2021/0113

Site Address: Land At Bridge End Macclesfield Road Leek Staffordshire ST13 8LG

Comments by: Natalie Menzies

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Bridge End

Leek

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Submission: Objection

Comments: Objection relating to documents 2022-2683-06A ; track development and Construction vehicle management plan.

I strongly object to these proposals as they do not, in any way protect/maintain the current amenities of the residents of Bridge End.

As stated in our previous objections the residents at Bridge End park their vehicles on both sides of the track leading up to the gates at the north end of the track. This then leaves only a narrow lane through the middle of the parked cars. There are at least 14 cars that park on the track and in my previous objections I have submitted photos of the track demonstrating the parked cars both sides (please see the photos of my objection posted on this application dated 19/05/21). These 14 cars do not include visitors or take into account the growth of cars that we are also soon to have due to a number of the teenagers currently living on the track who are nearly of driving age. I have also submitted photos demonstrating the lower part of the track opposite the factory and how packed that gets with parked cars when the football is on (please see the photos of my objection posted on this application dated 01/03/23). The current proposal has made provisions for 6 parking spaces on one side of the track only. One of those spaces is unusable as it blocks a parking space on the property of 15A which is not on the plan. There are also two spaces further down the track outside the factory but the Bridge End residents cannot take these into account as this is on the lower part of the track which is outside of the residents control and the public park there. This leaves us with 5 parking spaces which is a reduction of nearly 75%. As previously stated, the residents at Bridge End already struggle for enough parking for everyone and we manage it the best we can as a community. A loss of nearly 75% of our parking is nothing but unacceptable.

There is also no pavement in front of at least 6 of the houses on Bridge End. The residents of Bridge End currently drive slowly and safely up the track for the following reasons ; 1, we are all aware of our neighbours getting in and out of their cars or coming to and from their homes, including accessing the bins stored on the opposite side of the track. 2, the track is extremely rough so you have to drive slowly. 3, due to cars being parked both sides you have to drive slowly in order to move safely through the middle so not to hit any of the parked cars. If this plan for Bridge End was brought into effect, the additional cars from the new development (potentially 22 or more) could then potentially fly up and down the track because it is no longer rough, it is a longer road to gather more speed, and due to cars only parked on one side there is much more room meaning you can take less care. This then poses real safety issues for current Bridge End residents using the track such as entering/leaving their homes and cars, crossing over to the bins, etc.

We also have a turning circle at the north side of the track, near that gates which is currently safe for all residents to turn round in. Should our track be turned into a through road it will no longer be safe for us to that (for the above reasons). Are we (and others such as delivery vans) expected to have to drive up to the new development in order to be able to safely turn our vehicles around?

There is also no street lighting included in this plan. The track is currently dark but with a flood light at the top managed by the residents. As stated above, if Bridge End is turned into an access road, it makes it a faster and more unsafe road, but with no provisions for the safety of the current residents with pavement or street lighting.

At the north of the track there is currently an 8 meter bin storage area. This has been reduced to 6 meters for collection only. We have stated previously that the top houses at Bridge End are unable to store their bins outside their homes due to yards being either below or above ground level which is why we have the bin storage area. Why should the residents who have stored their bins there for many many years have to lose that space? Where are the residents who can't store their bins outside their homes supposed to store them?

As previously stated on both this application and previous applications there is a 'flood defence' which looks like a large speed hump just before the gates at the top of Bridge End and a 700mm rain gully that runs down the side of Bridge End. this was put in by the residents many years ago as some of the houses flooded. When we have heavy rain, surface water cascades down from the cricket club side of the track and our flood defence catches it and sends it down the gully, I have previously sent in a video of our flood defence at work. Even though we have repeatedly made reference to the flood defence in previous objections, the current plans show the removal of both the concrete hump and the gully. There are no provisions in this plan for any sort of surface water management to safeguard the current Bridge End houses and by covering the whole track in tarmac will only make the surface water worse. Without efficient surface water management some of the homes on Bridge End will flood.

The proposed road will run from the A523 up Bridge End and then further up to the new development and it is unclear who will be responsible for the maintenance of the 'private road'. Currently the residents of Bridge End manage our section of the track but we cannot be expected to maintain this proposed road that - 1, we don't want. And 2, that 22 or more vehicles from the new development are using. What if the track falls into disrepair?

Also in icy/snowy conditions Bridge End is un-accessible and we have to park our cars down outside the factory and take the bins down to the very bottom of the track as the bin lorry can't get up. Will the new residents have to bring their bins down all the way from the top to the bottom? If so where does the developer propose the space at the southern end of Bridge End is to accommodate this?

The Construction vehicle management plan confirms that the developer is planning on bring all construction traffic up Bridge End. This poses several risks as the track is already in poor condition and is not suitable for construction traffic which is only going to make the condition of Bridge End deteriorate rapidly. There are several water services under the track and I am extremely concerned that damage by heavy construction traffic will damage them. As the track is unadopted the residents are responsible for them.

As shown in my pictures previously mentioned, the cars parked either side of Bridge End means there is only a narrow space between to drive through so for heavy construction vehicles there would not be enough room.

It is highly likely that construction traffic will deteriorate the state of the track and make it unusable for the

current residents. If this happens where are we supposed to park our cars, have deliveries to, etc? What if the development should not be completed because the developer runs out of money (which is not uncommon) and the residents are left with an unusable track? Due to this the development of the track should be considered as a pre-commencement condition and the track must be developed before any construction vehicle uses it.

I would also like to add that most points I have raised in this objection have been raised multiple times by myself and my neighbours on this application and previous applications from this developer, yet nothing we have raised concerns about or objected to have been taken into account with this proposal for Bridge End and the plans do not, at all, protect the current residents amenities. This, I feel, shows again the lack of care, consideration or appreciation of the impact this development will have on the current residents and their amenities.

Although I know this is not a planning concern, the developer has no legal rights to Bridge End, or to develop it and does not have the residents permission, furthering my point that matters relating to the development of Bridge End should be a pre-commencement condition.

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