

From: planningcomments@staffs Moorlands.gov.uk
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: David Hinton

From:

Bank Farm
Bridge End
Leek
Leek

ST13 8LG

Phone:

Email:

Submission: Objection

Comments: Objections to track development

2022-2683-06A CEMP

The plan will cause significant change which will negatively impact residents; to my knowledge there has been minimal, if any at all, consultation.

Water Run-off:

In wet weather there is significant surface run off already, which causes big puddles and sediments mud deposits where bridge end meets the main road. The visible run off massively reduced by the gully on the western edge of the road. No plan for this, and with a big tarmaced development at the top of bridge end, run off would massively increase. This would cause a real safety issue.

Underlying infrastructure:

There are visible drainage pipes etc under the current road which would come under alot of pressure if the new road is used as a route for the construction sites, as I believe in they are. Water services at risk, not convinced there is a planning for this at all.

Parking:

There are 2-3 spaces per house at the moment, for 6 houses, plus more parking down by the factory. At weekends these are full with football and hockey club traffic.

The new plans look to reduce the parking to 6 places, how is this possible? How can the planner ever think this is a good idea?

For the amount of properties and bedrooms, the requirements will be closer to 20

Speed/safety/pavement:

It is a quiet road currently, so no real need for a pavement. These plans would change it to a more streamlined faster road without a blocking gate - clearly less safe.

This changes the dynamic completely, turning a quiet road into a busy faster road, with a lot more traffic with construction vehicles at first, then the cars for the new properties of it goes ahead.

Noise and air pollution to increase.

The footfall will increase, why is there only pavement plans for part of the road, not at the top end? Do they expect people to risk walking down the new faster road?

Also, cars turn around at the top of the road. This would be lost in these plans, where would cars turn now? The road being faster and busier, this would cause safety issues, also for the pedestrians.

Bins:

Proposal to reduce bin storage, but the amount of bins hasn't reduced.

Street lights:

Where are the plans for this? A residential road that will be heavily used by pedestrians and increase in traffic - again massive safety risk in the dark.

Summary:

These changes would totally change the dynamic of a community: social, safety, environmental impacts are largely negative.

Cannot see there is any real understanding of this in these plans.

Plus, if a plan like this for the road were ever to be approved, then a whole new set of challenges await for the developer to develop a very difficult piece of land, at great cost and with many challenges. I would urge the reviewers to also consider the likelihood of this company ever actually having the resources to complete such a project. Then if the project were to fail, these road changes would have been for no good reason and a community much worse off for it.

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