

From: [Dennis Boulton](#)
To: [Planning \(SMDC\)](#)
Subject: Planning application SMD/2023/0555. Clay Lake Endon
Date: 16 May 2024 18:13:18

We thank you for the opportunity to comment and further to careful consideration of planning submission SMD/2023-0555 the collective view of the Parish Council for Endon with Stanley is to Object to the proposals based on the following observation:

- The proposal for 22 dwellings on the site of Grange House is considered an overdevelopment of the site when taking into account the topography, services, it's setting in the village and the impact it will have on environmental, ecology and highway aspects.
- While acknowledging Local Plan Policy H3 and the need for new housing in the District as a whole, we believe the proposals do not adequately take into account the wider impact that this scale of residential development will have on the surrounding area for while we accept that the site is developable a scheme that retained the existing dwelling while supporting a much reduced number of dwellings would be more appropriate.
- The quality of the existing dwelling and it's historic standing on Clay Lake raises concerns as to why the development cannot retain and incorporate the dwelling as part of a reduced scheme offering a conversion The Grange into multiple dwellings which could support any First Home requirements while the balance of the site would more sensibly accommodate in the region of 6 dwellings to reflect the generous proportioned dwelling of the surrounding residential area.
- The current proposals raise strong concerns on the expected increased impact the scheme will have on the foul and storm water drainage capacities available within the current system. While we acknowledge the site itself sits in Flood Zone 1 the wider impact is of concern. Flood water is already a major concern within the area and these proposals offer nothing to satisfy local fears at a time when the Parish is working hard to alleviate future flood impact such that the belief is this scheme will counteract all the good work being undertaken to date between the local resident representatives and various government agencies.
- The high volume of proposed dwellings does not support a healthy co-existence with the current ecological system. A reduced scheme retaining larger areas of undeveloped land would improve this.
- Highways matters along Clay Lake, B5051, have continuously been of major concern to residents of the Village and the scheme proposals do not ease these concerns and in fact impact on them. The B5051 is 30mph road and it is acknowledged that the visibility from the site onto the B5051 is achievable however concerns are raised when considering the crossing of pedestrians in and out of the site at this location and the manoeuvring of vehicles into the site off Clay Lake for the angle of the bend does not support safe visibility in these instances. Clay Lake forms a major route for Children accessing each of the three Schools in the Village and any development in this area needs to take on board the need for a safe crossing point. The site will require to provide for 59 residential parking spaces as well as visitors, which compared to the existing numbers of residential properties along Clay Lake will provide a significant increase in the percentage of local traffic movements on a road where campaigners have been working alongside the County Council for Highway Safety improvements.
- In addition to the Highway Safety concerns the Parish Council is also gravely aware of the pressures on the local highway network coinciding with morning and

evening commuters, school traffic on the B5051 to A53 Leek Road junction. This again has been of concern for many years and the problem on the local network at this location needs addressing with urgency. This development raises concerns that it's impact on the flow of traffic will be negative and consideration should be made as part of the application to take this opportunity to address the traffic management of the junction as part of the wider scheme.

Regards

Dennis Boulton, Clerk, Endon with Stanley Parish Council