

Burnett, James

From: Planning Comments (SMDC)
Subject: FW: Comment Received from Public Access

-----Original Message-----

From: planningcomments@staffs Moorlands.gov.uk [<mailto:planningcomments@staffs Moorlands.gov.uk>]
Sent: Monday, July 24, 2017 12:09 AM
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Application Reference No. : SMD/2017/0387
Site Address: Land Off WARDLE GARDENS LEEKBROOK LEEK STAFFORDSHIRE
Comments by: Gary Tideswell

From:
19
Tulip way
Leekbrook
Leek

ST13 7AX

Submission: Objection

Comments: I object to the planning proposal due to the following:

1) Flood risk.

* Having read through the plans and the flood risk assessment it appears that this assessment is out dated. It is my understanding that a more recent flood risk assessment has been carried out by the EA recently resulting in an increased risk of flooding.

* Although there appears to be many strategies proposed to manage flooding if it were to occur I am concerned about the height of the embankments on the Leekbrook. The embankment to the existing development is planned to be raised but will still remain lower than that of the new development, putting existing residents at risk.

* The proposed flood water catchment area is outside the boundary of ownership of Wain Homes, I understand that the council own that land that is proposed as a flood tank and pond area. Having seen this land underwater on several occasions in the last ten years it raises my concerns as to whether the flood water holding area would be sufficient given the increase in ground level and the change in the permeability of the surface of this rapid catchment area.

2) Increased traffic through Wardle Gardens

* An extra 41 homes could possibly mean an increase of 80 vehicles using Wardle Gardens as a main entry and exit route. This will put pressure on the junction onto the A520 where there are presently no traffic management systems and none proposed through the planning application.

3) Recreational areas.

* The application does not take into account any recreational areas for children. Presently on the existing development there is a small play area with two infant swings and a small climbing frame and slide. Older children need a safe play space appropriate for their age and interests. Older children presently play on the road area of Wardle Gardens, increased traffic would pose a further safety risk.

4) Other concerns

* Previous building work was completed some 3-4 years ago, however flood defences were not built to the EA specification from the original plans, road ways are still not adopted and repairs need to be carried out and storm water drains without standing problems have not been adopted by Seven Trent. Surely the priority for SMDC is to ensure that these issues are rectified before agreeing to further plans from Wain Homes.