Planning Statement in Support of Planning Application to Construct a Flow balance/Attenuation Pool with Improved visual and Ecological Amenity in the North East corner of 5 Acre Field South of A522 and "Brookvale" for Mr and Mrs A Graham

Mr and Mrs A Graham have owned the 5 acre field amongst their total holding of 20 acres in Checkley for over 15 years. The field is used for meadow or grazing or both on an annual basis with sheep grazing occasionally in the winter. The field is just North of the river Tean flood zone.

The Eastern boundary of the field contains a substantial North-South brook which runs from the A522 down the Eastern boundary and through the curtilage of "Brookvale" (also owned by Mr and Mrs A.Graham). The brook channels ground water from a substantial area North of the A522 together with storm water drainage off the A522 itself.

During all seasons other than summer when there is heavy rain fall the brook cannot cope with the increased water flow and the field becomes very boggy sometimes flooding in the South East corner. The whole of the river Tean valley from upper Tean through to Beamhurst is always susceptible to flooding at these times and the river swells very quickly.

In an attempt to alleviate the immediate local problem and help improve the problems downstream in the wider sense it is proposed to construct a flow balancing/attenuation pool in the North East corner of the field.

This will be achieved using a cut and fill re profile of just ½ an acre of the field to provide attenuation capacity of some 3.5 mega litres. All excavated material will be re profiled on site including any excess clay earth being used in the South west corner of the field to make the topography adjacent the main sewer more plant friendly when mowing for hay or silage.

This will allow a much better controlled outfall flow via a weir back into the brook during these heavy rainfall times utilising the 3.5 mega litre attenuation to store excess water.

In addition to the improved field drainage and flow control to the River Tean during heavy rainfall and the benefit this brings in the wider sense to the valley down stream of this location, the proposal will provide improved visual, environmental and ecological amenity again both immediately for Mr and Mrs Graham and in the wider sense for the locality.

Mr Graham is an enthusiast of outdoor pursuits and a keen nature lover and has proposed an ambitious planting scheme to develop an attractive visual amenity and to attract additional wild life to the proposal along with stocking the water with a variety fish species. Mr Graham is soon to retire from the Construction business he and Mrs Graham have successfully developed over the last 35 years which is based in Cheadle Staffs. He hopes to spend his retirement time developing and improving this development and at the same time provide pleasure in his outdoors lifestyle.

The details of the ecological proposals can be seen on drawing 5AFSB/08/rev 01 and as detailed in document 5AFSB/08det/rev 01 both attached with this application.

The proposal occupies just 0.49 acres of the 5 acre field and as stated earlier no earth will be required to leave the site.

The proposal will alleviate Mr and Mrs Graham's immediate drainage issues and help in the wider sense of reducing water flows into the river Tean during heavy rainfall periods which floods so easily over a stretch of approximately 4 to 5 miles.

The proposal will improve the immediate and local visual, environmental and ecological amenities and provide sheltered accommodation for those species which may need to leave their habitat in flood times from the river Tean.

The proposal will provide Mr Graham with a retirement project in the short to medium term and a lifelong passion in the longer term.

We trust SMDC will determine favourably on this application all details of which are attached.