



J Wheeler
Rownall Cottage Farm
Rownall Road
Rownall
ST9 0BT

Ailsa Berry
The Planning Department
Staffordshire Moorlands District Council
Leek
Staffs
ST13 6HQ

14th June 2021

Dear Ailsa,

REF: Retrospective Application SMD/2021/0139 Land off Rownall Road.

I am writing with concern regarding the above application.

A Senior Investigating officer from Staffordshire County Council Highways Dept carried out an investigation in 2020 due to continued flooding issues on this stretch of road. They identified that changes to the land that the stable block has been erected on was the likely cause of excess surface water onto the highway which caused severe flooding to our property. They identified that no planning permission had been granted and therefore no measures such as land drainage ditches had been put in place to mitigate the surface water entering onto the highway, for which Highways confirmed the land owners are responsible for.

This permanent structure has a large concrete base with a large area surrounding it made into a hard standing. Our property has suffered flooding during heavy rainfall since this has been built as the excess surface water runs off this field and onto the highway down to our property. The area the stables has been placed on was previously a natural soakaway area for the field. If any planning is granted we would like to ask that measures for land drainage ditches be put in place to mitigate any future excess surface water entering the highway and causing any future flooding issues to our property.

Having looked at the planning application submitted, we noted that a previous planning application on the land was rejected, yet the building which has been put up is somewhat bigger than the previous rejected application and not a temporary structure to comply with planning law.

Therefore as it stands, we object to the retrospective planning application for the reasons above as identified in the investigation by Staffordshire County Council Highways Dept.

Yours sincerely

