

Application Reference No. : SMD/2021/0784 Site Address: Land East Of Sugar Street Rushton
Spencer Staffordshire Comments by: Robin Foschtinski

From:

The Old Post Office

Sugar Street

Rushton Spencer

Macclesfield

Staffordshire

SK11 0SE

Submission: Not Object

Comments: The local housing requirements survey for the whole area shows a possible need for 9 units of accommodation comprising 2 x 1 bed, 4 x 2bed and 4 x 3 bedroom.

Rushton itself already has 9 unfinished houses simply because planning officers decided to ignore the planning inspectors requirements for surface water disposal.

The provision for surface water disposal on the proposed site is at the lowest point, opposite the Royal Oak. The water table at this point reaches the surface as indicated by the spring which flows onto Leek Old Road at all times of the year and the water level in the cellar of Rushton Cottage. Without the pump the water reaches the top steps.

Staffordshire Moorlands own website states that the "Moorlands is a hilly area and the risk of flooding is shown on the surface water map" "Preference for new development is to include genuine sustainable drainage systems as opposed to tanked storage". However. the application gives no details of the provisions for surface water disposal.

"Surface water from new developments should be discharged in the following priority starting with an adequate soakaway or alternative i.e. pond, swale or wetland". All of these would discharge directly on to the junction of Sugar Street, Leek Old Road and the Main Road. None of the alternatives in the list are feasible.

Developers should consider the issue of peri-urban flooding, where water on land uphill from the development "sheds off" down into the development, This is clearly an issue on such a steep site at the base of a large hill which extends well beyond the boundary of the site.

"On greenfield sites the aim should be to ensure that there is no increase in the rate and volume of surface runoff" Although parking areas are permeable the rate of runoff from roofs and roadways will definitely increase the rate of runoff.
