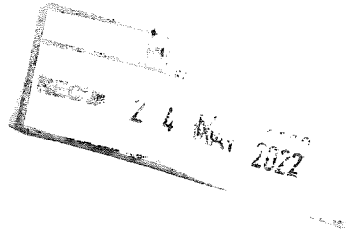


Carolyn Flunder
Fole Spring Farm, Fole
Staffordshire
ST14 5EF

17 May 2022

Planning Department
Staffordshire Moorlands District Council
By email to: planning@staffsmoorlands.gov.uk



Dear Planning Department,

Fole Dairy - Application number SMD/2021/0550.

Further to your letter dated 3 May 2022, I would like you to take my views into consideration about the planning application for Fole dairy.

- There is no updated specific flood risk assessment for the A522 and the existing houses north of the A522. The flood risk is not only from the River Tean but also from Broadgate Hall Brook and the surface water that flows down Fole Lane and onto the A522. In heavy rain the culvert under the road can block, the area north of the road floods, then the road floods. This then tops the road and floods across the dairy site opposite the culvert.
- From the diagram it also looks like the ditch along the A522 for additional flood water has been removed. Where will the water go during heavy rainfall if the brook cannot cope with the additional volume of water?
- House 1, 37 and 48 still have pathways leading on to the A522 which will create a potential hazard on the highway from on road parking, particularly from delivery vehicles.
- Houses 1, 37 and 48 also appear to be closer to the boundary of the site. Steve Massey's report highlights in point 5 that; 'the amendments have further compressed the width of space along the Uttoxeter Road frontage, making it more difficult to achieve a 'native hedgerow along Uttoxeter Road. Exposing these houses to pollution from the road.'
- As specified in the Derbyshire Landscape and Place making report, 'Fole is a small hamlet'. However seven houses on the plan are on the road frontage with house No 1, 48, 37 and 33 – 36 facing the road. This is not in keeping with the existing agricultural, rural setting of the hamlet. These houses should be placed further away from the road to be in keeping with the look of the existing houses in the hamlet.

I hope you will take these points into consideration when reviewing this application and work with the developer and the existing neighbours to improve the design of this new estate, to remove the highway danger, pollution and flood issues, caused by the design of this new housing estate.

Kind regards
Mrs C. Flunder