

Staffordshire Moorlands District Council
Development Control
Moorlands House Stockwell Street
Leek
Staffordshire
ST13 6HQ

Our ref: SV/2023/111645/01-L01
Your ref: SMD/2023/0067
Date: 21 April 2023

Dear Sir/Madam

ERECTION OF NEW DETACHED DWELLING AND ASSOCIATED LANDSCAPING WORKS.

LAND ADJ KNOTT INN, STATION LANE, RUSHTON SPENCER.

Thank you for referring the above application, which was received by us on 24th March 2023.

At this stage, we **object** to the proposed development. Rushton Spencer is considered a sensitive location in respect of groundwater resources. Insufficient information has been submitted within the application to demonstrate that the proposed development would not have an adverse impact on controlled waters.

We understand that there is no foul mains sewer in this location and therefore a non-mains drainage system would be necessary. No details have been provided. Our foul drainage assessment form may assist in this regard (attached).

Our Position

Our approach to groundwater protection is set out in the following document:

[Groundwater protection position statements - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/115555/Groundwater_protection_position_statements_-_GOV.UK.pdf)

In implementing the position statements in this guidance we will oppose development proposals that may pollute groundwater, especially where the risks of pollution are high and the groundwater asset is of high value. In this case, position statements G1, G2, G6, G8, G12 and G13 apply.

Groundwater is particularly sensitive in this location because the proposed development site

- is within groundwater source protection zone 1 for a nearby public water supply abstraction
- is within a groundwater Safeguard Zone
- is located upon principal aquifer

In such areas we carefully monitor development proposals of all types. We designate source protection zones, vulnerable aquifers and safeguard zones to identify the catchment areas of sources of potable water (that is high quality water supplies usable

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for human consumption) and show where they may be at particular risk from polluting activities on or below the land surface.

To ensure development is sustainable, applicants must provide adequate information to demonstrate that the risks posed by development to groundwater can be satisfactorily managed.

The planning submission does not provide sufficient information about the proposals for foul or surface water drainage from the site.

Given that the site is located in a highly sensitivity area and is within a groundwater safeguard zone, it is unlikely that we would be able to grant a permit for a discharge of foul effluent to ground in this location.

In addition, surface water drainage from areas subject to contamination (such as roadways and driveways) should not be discharged to ground without undergoing proper treatment (see position statements G12 & G13)

Overcoming our objection

In accordance with our approach to groundwater protection we will maintain our objection until we receive a satisfactory risk assessment that demonstrates that the risks to groundwater posed by this development can be appropriately managed.

The risk assessment should include:

- An assessment of the risks to groundwater posed by the discharge of foul and surface water effluent from the site
- A detailed drainage plan demonstrating that there will be no discharge of foul effluent to ground from the development. This should also include design measures to prevent leakage from the proposed sewerage system (Position Statement G8).
- A surface water drainage plan designed in accordance with the CIRIA SUDS Manual (Position Statement G13)

We would also recommend consideration of our foul drainage assessment form (attached).

I trust these comments are of use in your assessment.

Yours faithfully

Emma Millband
Planning Officer