

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

Our ref: SV/2023/111703/01-L01
Your ref: SMD/2021/0113
Date: 01 June 2023

Dear Sir/Madam

ERECTION OF 12NO. BUNGALOWS LAND AT BRIDGE END, MACCLESFIELD ROAD, LEEK, STAFFORDSHIRE, ST13 8LG

Thank you for your consultation of the above planning application, received by us on 12th May 2023.

The Environment Agency has **NO OBJECTIONS**, in principle, to the proposed development but wishes to make the following comments.

GROUNDWATER & CONTAMINATION

The following comments relate solely to the protection of 'Controlled Waters'. Matters relating to Human Health should be directed to the relevant department of the Local Authority.

Reference to the 1:50,000 scale geological map Sheet 111 (Buxton) indicates that the site is located on Triassic Sherwood Sandstone which is designated a 'Principal Aquifer' by the Environment Agency. Superficial deposits of Glacial Till are indicated for the site which are designated as 'Unproductive Strata' by the Environment Agency. Furthermore the site is located within Source Protection Zone 3. The River Churnet is located 150 metres to the south of the site.

The information submitted with the application indicates that the site is occupied by two redundant reservoirs pits which received clean water from the River Churnet only. This water is understood to have been gravity fed to the former textiles works on the 'Churnet Works' site. Such land use has limited potential to have caused contamination which may be impacting 'Controlled Waters' receptors. Consequently we have no requirement for any intrusive investigation of the site.

It should be noted that in accordance with Government Policy detailed in the National Planning Policy Framework (paragraph 184), *'where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner'*. Therefore, should any significant contamination, not assessed by virtue of this report/project, subsequently become apparent responsibility remains with these parties.

Environment Agency
Hafren House Welshpool Road, Shelton, Shrewsbury, SY3 8BB.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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FLOOD RISK & DRAINAGE

The site of the proposed development is shown on our indicative flood maps to be located within Flood Zone 1. Flood Zone 1 is an area of land with a low probability of flooding as defined in Table 1 of the Planning Practice Guidance (PPG).

Any concerns in relation to flood risk are therefore solely in respect of surface water drainage. Nevertheless, given that the site is less than 1 hectare in size we have no detailed comments to make.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the email below.

Yours faithfully

**Mr.
Planning
Officer**

Ewan

Burvill