
From: planningcomments@staffsmoorlands.gov.uk
Sent: 18 March 2024 15:17
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Application Reference No. : SMD/2024/0101 Site Address: Sycamore House 28 Leek Lane Biddulph Moor
Staffordshire ST8 7NE Stoke On Trent Comments by: Alex & Helen Mellor

From:
26
Leek Lane
Biddulph Moor
Stoke-on-Trent
Staffordshire
ST8 7NE

Submission: Neither

Comments: With regards to this planning application we have concerns appertaining to the disposal of groundwater from the site.

On two previous occasions when building work was done on the two properties above us-28 Leek Lane and Laneside Cottage -we have had problems with groundwater.

When the garage at 28 Leek Lane was extended we had an extensive ingress of groundwater -resulting at one point with a sinkhole appearing in our garden.

We had to have drains put in on both sides of the garden and two sumps to drain the water slowly .

Our neighbour at 8 Rowan Close has also had the same problems since the garage extension.

When Laneside Cottage was renovated the gable end was removed and the owner/builder showed me a dry stream bed. Because of the water on the site he had to surround the building with a double layer waterproof membrane to keep the building dry.

Since the cottage was completed and sold we are now getting even more groundwater coming onto our property-all last summer the lawn was completely sodden and when it did actually rain the lawn flooded -which has never happened in all the 35 years we have lived here.

We have been told by a local builder that when 28 Leek lane was being built a digger went onto the land in front of the house (where the proposed extension is to be built) and it actually sank due to the amount of water in the ground and took three days to dig out.

Because of the problems we have had in the past 'and are still dealing with, we want to know what measures will be put into place to ensure that this development will not lead to even more groundwater ingress onto our property.

Knowing now that there are problems with groundwater/underground streams on this site we hope that when considering this application you check the ground thoroughly and ensure that the builders follow all the legal regulations regarding the safe removal of excess water from the site.

Finally, if this application is passed and if we were to have more trouble with the water who will be liable to rectify the situation -Staffs Moorlands District Council or the owners of 28 Leek lane?

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