



FAO Planning Officer Lisa Li

Application SMD/2024/0413 for Variation of Condition 9 of SMD/2016/0134

Condition 9 was required by Severn Trent Water that foul and surface water drainage was to be provided "in exact accordance" with the approved plan and before the development was brought into use. The reason given was "in the interests of preventing the flooding or pollution of the site or surrounding area".

8 years on and a completed development with all houses built and sold, this application reveals that condition 9 has been breached.

This latest planning application (SMD/2024/041) is to comply with enforcement action for breach of planning permission SMD/2016/0134 condition 9.

This latest application (SMD/2024/041) is for a radically different surface water drainage system, outside of the development, and which appears to be partly built. Of serious concern, are notes to the technical plans accompanying the application (added 02.09.24), revealing that what the applicant has already built, without approval, is inadequate; an extra tank is required. Further, it seems that the system isn't functioning as there is no pump and the connection to the drains is still subject to Severn Trent Water approval.

None of this has been approved. The Planning Inspectorate expressly excluded the attenuation tank from his decision on SMD/2023/ 0132 saying this was a matter for the Council. Yet in this application, the applicant asserts it was approved by the appeal process. The Head of SMDC Planning, Ben Haywood, has confirmed that the appeal decision did not give retrospective permission to whatever the applicant has buried in the ground.

As adjoining neighbours, we have experienced and previously reported to SMDC in objections to earlier planning applications for further development, water logging and excessively high water levels in our gardens and running down our private drive, Springfield Drive after heavy rain and asked for this to be considered. Our concerns were ignored.

A system that is approved by an independent and competent expert is urgently required in order to protect our properties from further harm.

We want someone who is competent and independent to assess and confirm that any system is:

- adequate,
- operational, and
- connected to drains that have capacity to take surface water from the development.

There is no report from the applicant's civil engineers confirming that the proposed design and set up is adequate, and will not exacerbate the high ground water level in the surrounding area.

Given that Severn Trent's drainage condition was not met in the original planning permission of 2016, we want Severn Trent to be consulted on this. The whole scheme needs approval by Severn Trent before it goes any further and permission granted by SMDC.

We note that the Environment Agency was consulted on the 2016 permission but has also not been consulted on this latest application.

This isn't a normal area of ground. It is renowned for the presence of springs. Tens of trees have been removed to make way for the development of the site, many willow and alder, which would have previously helped with water uptake. The cutting into the protected roots of the 3 protected trees at the top of Springfield Drive for the unauthorised installation of the attenuation tank, cannot help the situation either.

We have genuine concerns about protecting our properties. Some of us are literally right next door to the system, downstream of it, and yet we haven't been consulted by SMDC nor has notice been placed at the bottom of Springfield Drive as the previous planning officer, Chris Johnston, put up for all related applications for development by the applicant.

We see that details of past planning personnel have been redacted from the application online and question why?

It is in everyone's interest for Severn Trent Water to review and assess this application before anything happens.

When approval is granted for an adequate and safe system, we need the following assurances:

- An environmental survey is carried out before any work is started to ensure there are no protected species in the area.
- The work will be closely monitored to ensure final compliance with an authorised scheme.
- The work will be delivered by a specific end date, to remedy the breach and ensure further harm is limited, with penalties for over run.
- Springs on the site and surrounding area are identified and the ground fenced off to avoid flooding if any springs are hit during the remedial work so as to prevent flooding.
- The 3 protected trees are fenced and special excavation methods are used to ensure the protected roots suffer no further harm.
- Industry standard requirements relating to building in close proximity to any approved attenuation system are to be applied. No future building is to be erected without safety measures being in place around the system to protect the surrounding area from flooding in the event of the system being struck.

e appreciate that this is a highly complicated and technical application that requires
eeful and considered attention.

Comments on planning application SMD/2024/0413 for attenuation tank in the garden of The
Ard, Springfield Drive, Leek by Mrs Jean Fisher, 4 Springfield Drive, Leek

I know we need new housing but not at the detriment of existing properties.

We want to make certain that the surface water from the new development is not going to adversely affect our properties.

This area is called Springfield for a reason. If springs on the development land have been covered with bricks and concrete, then the water has to come up somewhere else and, there'll be run off from the concrete and houses.

There is no natural soak away so it runs off down our private drive and into our gardens and down the school drive.

The shed in my garden has a concrete floor that becomes sodden at times with water coming up which has never happened before. This is something new. It's either dramatic climate change or extra water. My drains can't take it and it floods my garage. I've seen water rolling down the drive and the school drive like never before after heavy rain.

I want guarantees that this will cease to happen. Any approved scheme for the development must guarantee this.

Severn Trent Water put cameras down the drains in Springfield Drive before John Hurst made alterations to the drains at Frank Gilman's at 12 Springfield Drive. Cameras down the pipes showed they were 4 inch pipes inadequate to take extra surface and foul water from other properties. I was told by the Severn Trent man that any development would not come down Springfield Drive.

I want assurances that it does not or will not come down Springfield Drive. I don't want anything that adversely affects my house and garden and property insurance.

This Private Drive has a Land Terrier on it, and the Drive within the boundaries of my property is my responsibility to Resurface ect. I want to be sure that it is not going to be Compromised in any way, either above ground or Below by extra Water. Your attention to this would be much Appreciated.

Thank You.