

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 04 January 2022 17:18:41

Application Reference No. : SMD/2021/0784 Site Address: Land East Of Sugar Street Rushton Spencer
Staffordshire Comments by: P Russell

From:

The Old Vicarage
Leek Old Road
Rushton Spencer
Macclesfield
Cheshire
SK11 0RN

Phone

Email:

Submission: Objection

Comments: 1. Drainage/Sewage Seriously Inadequate.

An existing flood/standing water area is at the Leek Old Road/Sugar Street junction. The soakway for the proposed site surface water is both above and a few metres from this flood area! The main soakway for the proposed site sewage will also drain down naturally towards this point. The water causes fast traffic to swerve around it at the last minute and is an accident risk.

This standing water further overflows down the A523, causing its regular closure. The most recent closure was this December (2021) causing havoc on the A523. At least a lorry and car were towed out of a deep flood with obvious engine damage. Photos can be supplied if required.

The proposed plan if accepted will exacerbate the already serious flood problem. More detail should be available from the Traffic Police.

2. Affect on a local water course not considered.

There is a stream (that should be shown on the plan), which flows close to the South boundary of the site, and which enters Billy's Croft. It continues into a channel which goes under the Leek Old Road to a well in The Old Vicarage. This ancient channel has limited capacity and must not be impacted in terms of volume of water or quality.

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.staffs Moorlands.gov.uk/YourData>
