

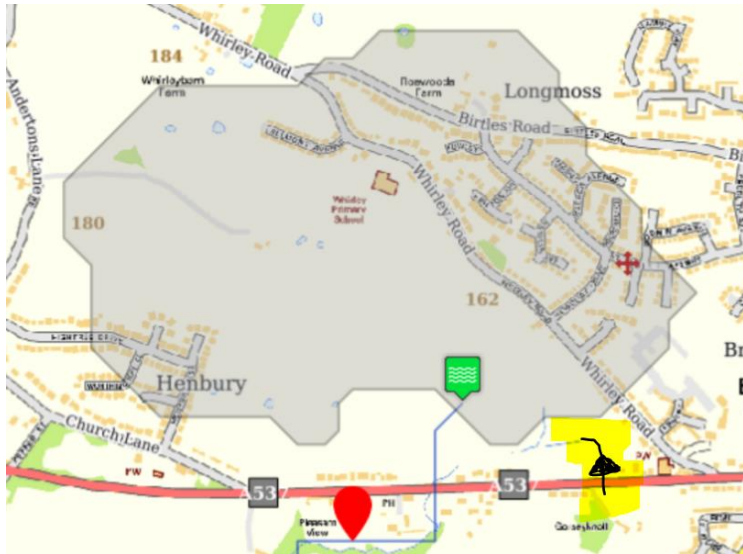
## 20/5102D Objection – Henbury Parish Council

Henbury Parish Council submitted an objection to the reserved matters application (19/3097M) and wish to submit an objection to the discharge of the drainage and travel plan conditions under 20/5102D.

### Flooding

Regarding the submission 'Response to LLFA':

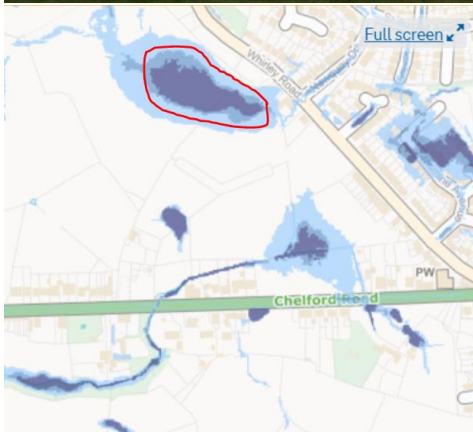
- The catchment area shown in the 'Watercourse catchment' document is incomplete. There is a stream that feeds the site from the south of the A537, highlighted on the below picture with flow direction indicated. This joins the existing watercourse and proceeds to Cock Wood via the existing culvert. Therefore, the catchment producing this should be included, which is the higher land to the south of the site.



- We are very concerned with the comment that '*as riparian owners, it is the responsibility of the owners to ensure the culvert through their land is adequately maintained.....*' and that '*The developer has no right to enter private land to undertake maintenance*'. This effectively leaves the potential new residents of the proposed development as hostages to fortune, with an ever-present risk that flooding will occur as a result of a lack of maintenance or unforeseen circumstances such as collapse of the A537. In such a situation would the developer or CEC guarantee the insurance of any affected properties, both for resulting damages and the provision of insurance after such damages if insurance companies are unwilling to insure properties on the site? If not, the unlucky residents may be left with a major problem.

None of the documentation provided for this site mentions the impact on the surface water on the neighbouring land. The below photograph shows the north-west site boundary marked red, when

viewed to the east from the neighbouring field. The proposals show that the surface water will not be present at the location of the tip of the red arrow, but that there will be a pond to the right of this. If the surface water is removed will this also mean that the whole of this flooded area will be drained? This is a valuable, and well used, habitat for waterfowl in the winter months and adds greatly to the local area. The impact should be made clear. The area in question is outlined in red on the government surface water flood risk map, below the photograph.



Furthermore, there is no documentation provided by the developer that addresses the impact of the surface water run off proceeding directly through the Cock Wood LWS. This will carry pollutants and may well damage this habitat, and that further downstream, which includes ponds and woodland (also a LWS) on the Henbury Hall estate.

CEC SADPD policy ENV17 states:

*“Our water resources provide drinking water, sustain crucial habitats for many different types of wildlife, and are an important resource for industry and recreation. **Protecting and improving the water environment is an important part of achieving sustainable development** and is vital for the long term health, well being and prosperity of everyone.”*

Therefore, CEC should consider how this development can fit with that strategy, where the surface water from this and neighbouring developments will directly feed an ancient woodland, affecting its flora and fauna.

The Assessment provided in an earlier submission states that on-site attenuation of surface water will be required, and that this will be at the south-eastern corner. As this is already identified as an area susceptible to surface water flooding then there is a serious question as to whether it is an appropriate location to hold yet further water that runs off the development, and whether it has the capacity to perform that role.

Henbury PC commissioned Weetwood Services to produce a review of surface water drainage and flood risk for this site in late 2019 and this document is also attached for completeness.

## **Travel Plan**

**Accessibility on Foot.** The Travel Plan in section 3.2.5 shows a 'Preferred Maximum Walk' to school of 2000m. CEC have recently highlighted that their secondary school expansion will be at Tytherington High School, at a walking distance of around 4000m from the site. The local secondary, Fallibroome, is at capacity and is not planned for expansion, hence the new residents are not being encouraged to walk to school, going against policy. Table 3.2 suggest a DfE Walk Distance for children over 8 years is 4800m, however only a small proportion of children would realistically walk this distance, which can be inferred from table 3.4. On primary school places, Whirley School is mentioned as a local footpath destination, but this is over-subscribed so the Travel Plan should be revised in conjunction with CEC to consider the actual transportation of children to the proposed schools that they will attend.

**Accessibility by Cycle.** This section is completely lacking in evidence, and certainly no consideration is given to the risk of cycling on the A537. It is therefore very weak and there ought to be a more comprehensive analysis undertaken to understand the practicalities. We would like to see the routes to the likely main destinations analysed, such as Macclesfield Railway Station, with appropriate evaluation of risk.

**Accessibility by Bus.** The bus service has reduced significantly since this document was prepared, and it is therefore well out-of-date. It should be revised, based on the current schedules, to include the fact that there is no longer a service to Manchester.

## **Summary**

Henbury Parish Council have serious concerns about flood risk on this site and the submissions provided do not adequately address these. The water catchment used as a basis for the capacity calculations is incomplete. The risk of flooding caused by culverting problems is highlighted and would pose an ongoing risk to any future residents of the site, potentially rendering the properties uninsurable in the worst case.

The Travel Plan does not consider realistic scenarios. It does not address concerns regarding schooling, safety on the A537 or the current bus timetabling. As such substantial rework is needed for it to be considered in any way credible.

