

Consultation Response – Mrs Nicki Davis – Resident

Question 1: Which Main Modification does this comment relate to?

HOA5 Land north of Allscott

Question 2: Do you consider that this Main Modification is:

Legally Compliant

Question 3: Please give details of why you consider this Main Modification is not legally compliant and/or unsound. Please be as precise as possible.

Representation in respect of Main Modification MM130 – HA5 Land North of Allscott Meads

Question 2: We consider that this Main Modification is not sound. We consider that Main Modification MM130 has not been demonstrated to be sound because there is insufficient evidence that the cumulative impacts of allocating HA5 (Land North of Allscott Meads) for 105 dwellings can be accommodated by the existing local infrastructure. As residents living immediately adjacent to the proposed allocation, we have first-hand experience of the constraints affecting the local area. During previous consultations, we and other residents submitted evidence of recurring flooding affecting local roads, including flooding beneath the railway bridge and on surrounding routes. On a number of occasions these roads have become impassable and have required closure. (Photographs of this have been submitted in the past) These incidents demonstrate that parts of the existing transport and drainage infrastructure are already vulnerable during periods of heavy rainfall. We remain concerned that further development will place additional pressure on infrastructure that is already constrained. Our concerns extend beyond this allocation in isolation. The continuing build-out of Allscott Meads, together with significant proposed development in the wider area, including Shawbirch and Admaston, means that the cumulative impact on highways, drainage, utilities and local services should be clearly demonstrated before this allocation is confirmed. We recognise that detailed matters relating to drainage and highway design will be considered at the planning application stage. However, at the Local Plan stage, we believe there should already be sufficient evidence to demonstrate that the allocation is justified, effective and deliverable. For these reasons, we respectfully ask the Inspectors to consider whether the evidence supporting allocation HA5 is sufficient to conclude that Main Modification MM130 is sound.

Question 4: Please set out what change(s) you consider necessary to make the main modification legally compliant and/or sound, having regard to the test you have identified above where this relates to soundness.

Main Modification MM130 should be amended to require clear evidence that the cumulative impacts of allocation HA5 on highways, drainage, flood risk, utilities and local infrastructure have been fully assessed before the allocation is confirmed. In particular, the evidence should demonstrate that:

- the cumulative impacts of HA5, together with existing and proposed development in the surrounding area, have been assessed;
- existing flooding and drainage constraints affecting the local road network have been fully considered;
- the allocation is supported by sufficient evidence to demonstrate that it is deliverable without unacceptable impacts on local infrastructure.

Without this additional evidence, we do not consider that the allocation has been demonstrated to be justified or effective and therefore sound.

Question 5: Do you have any comments on the Integrated Assessment Report Addendum, in respect to this particular Main Modification? Please provide them in the box below.

No comment

Question 6: Do you have any comments on a Proposed Revision to the Policies Map? Please provide them in the box below.

No comment

**Question 7: Do you have any comments on one of the Councils Additional Modifications?
Please provide them in the box below.**

No comment