

MATTER 6 – HOUSING ALLOCATIONS AB12, AB15 & AB33

No, I do not believe that there is enough evidence that the Victorian drains in Audley and Bignall End will cope with the proposed housing numbers included in the three sites proposed in the final local plan.

Both villages regularly suffer with flooding when it rains heavily as can be seen from the various photos I have included in this document and with climate change this appears to increase each year.

The Londis convenience store frontage on Ravens Lane regularly floods when there is a downpour because the drains cant cope as does Bignall End Road, down the side of the Plough public house. One resident had to have a wall built to prevent his home being flooded.



Bignall End Road, manhole cover lifting and flooding road Nov 2024

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This is the AB33 site which also floods – in fact this pond has been in existence for over a year now



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Site AB12 is bordered by the Valley Brook, which again takes excess water from the land but on many occasions overflows on to surrounding fields

I have included a video as these photos do not really justify the strength of the flow.



According to Staffordshire Wildlife “every water course in NULBC is failing to meet legally binding environmental standards under the Water Framework Directive”. In 2023, untreated sewage was discharged into NUL watercourses 458 times, for a total of 1925 hrs.

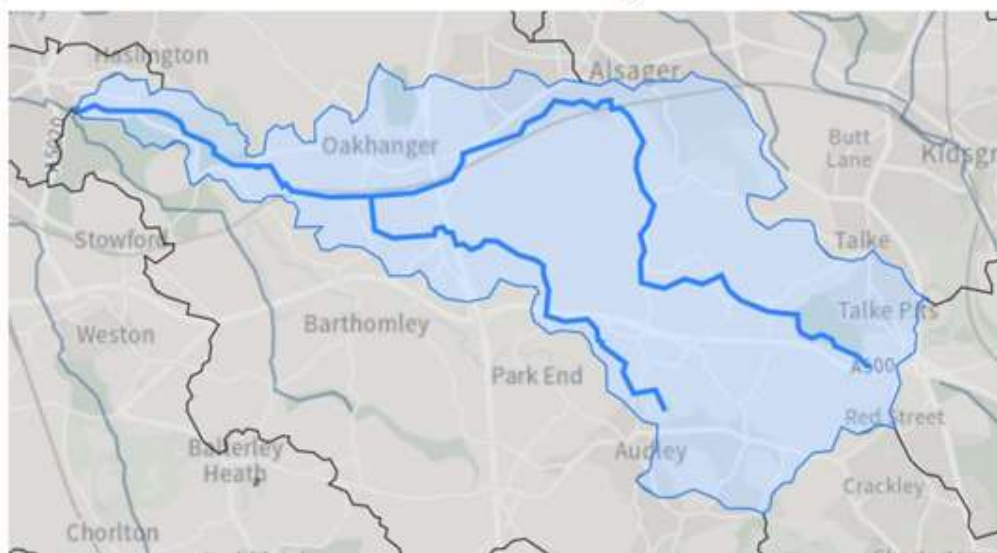
Valley Brook water quality status is already “poor” as defined by figures from the Environmental Agency (Water Framework Directive)

United Utilities own figures show that they have problems with the sewage in the area.

2023 untreated sewage discharges into our waterways

Site	No spills	Hours of spillage	Ave long term spills
AUDLEY (Valley Brook)			
Storm Tank Audley WWT	62	271.42	78
Inlet SO Audley WW	64	621.32	78.4
SO on sewer network	9	14.33	11.75
	135	907.07	168.15

Audley discharges account for 47% of the Constituency's hours of discharge (907.07 of 1,925 hours) and 29.5% of the spills (135 of 458 spills). The highest of the six watercourses in the Constituency.



This will only be exacerbated by hundreds of new homes and car parking for all the residents of Diglake Street goes ahead. Not to mention if Strategic Employment Site AB2/2A is also allowed to be built.

