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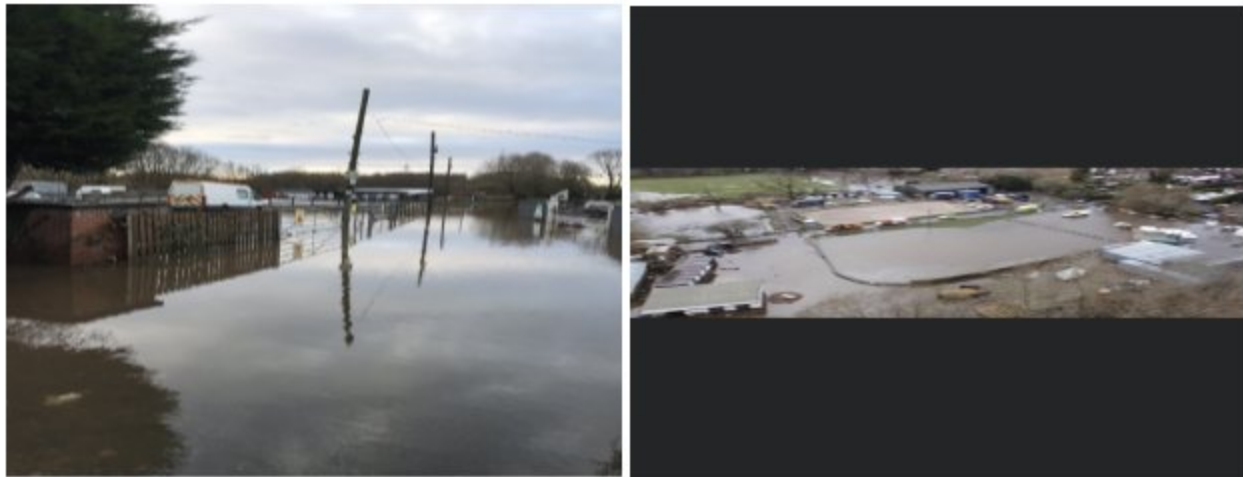
Planning application – 105019/FUL/21

I am writing to express my concern with this planning application and request that you refuse permission for the following reasons.

**Building on a flood plain**

I acknowledge receipt of the Flood Risk Assessment contained within the Planning Application, however I am extremely concerned that this grossly underestimates the flood risk. The proposed site is on a well known flood plain that doesn't have flood defenses. Building on this site would provide significant risk to the proposed nursery and local properties with already saturated ground on a flood plain being displaced as a consequence of the groundwork that will be completed.

The summary of the Flood Risk Assessment suggests that the risk would be low once remedial action is completed, the risk of flooding has been vastly underestimated, and the action required to make this site fit for development inadequate. To support this, below are 2 photographs showing the most recent flooding in February 2021, you will see the proposed site is completely flooded, this flood required the emergency services to rescue animals that sadly resulted in the death of a pig. God forbid this happening with over 100 children on site.



Given the increased devastation and death we have seen across the UK caused by flooding, understandably building on flood plains is under increased focus and constant review. The head of the Environment Agency, Sir James Bevan recently said, 'the clue is in the name - floodplain. We can and should insist that development only happens there if there is no real alternative, that any such development doesn't increase other people's flood risk'. In this case, the development will increase the flood risk, and there are alternative sites not on a flood plain more suitable for development.

[https://www.theguardian.com/politics/2020/feb/25/avoid-building-homes-on-flood-plains-says-environment-agency-head?CMP=Share\\_iOSApp\\_Other](https://www.theguardian.com/politics/2020/feb/25/avoid-building-homes-on-flood-plains-says-environment-agency-head?CMP=Share_iOSApp_Other)

### Dangerous traffic conditions

Since the coronavirus pandemic Meadow Road, Meadowgate and Cob Kiln Lane have been extremely busy with families, walkers, cyclists, dog walkers, ramblers and equestrian using the Meadows. Footfall is significant with Meadow Road, Meadowgate and Cob Kiln Lane congested with traffic resulting parking for residents and visitors already inadequate and dangerous.

With cars parked on both sides of Meadow Road it should be noted that access from Stretford Road would be via a long and narrow stretch of carriageway that is already dangerous, add additional footfall, traffic and children to this and there is a significant risk to public safety.

The nursery would cause gridlock with increased traffic dangerously attempting to join Stretford Road on a busy bend that doesn't contain any measures like traffic lights or pedestrian crossings to control traffic or safe pedestrian access.

The picture below was recently taken on a quiet morning. As you can see both sides of Meadow Road are full of parked cars owned by residents and visitors to the Meadows. You can also see the B [REDACTED] is illegally parked on the corner of Meadow Road and Meadowgate (the Highway Code states you can't park opposite or within 10 meters (32 feet) of a junction. This picture is representative of this road on a daily basis.

Parking on a corner like this is illegal and restricts visibility when turning on and off Meadow Road. There have been several near misses as a result. Additionally, and crucially in the context of this application, over 100 children travelling to a nursery on the proposed site will add additional traffic and pedestrians into this dangerous mix, putting the lives of children at risk.

I have raised concerns with Trafford Council about the illegal parking and dangerous road condition on Meadow Road. Kieran Skehan, Civil Engineer responded to me on 26<sup>th</sup> January 2021 confirming that my complaint and request for double yellow lines on this corner is under review.



This recent picture represents a common issue on Meadowgate, Meadow Road was already full of parked cars and therefore cars were parked on Meadowgate. In this picture you can see Meadowgate is completely blocked. I couldn't get my car out and crucially if emergency services were needed access was blocked.

I left a note on the red Ford [redacted] because the owner of the silver Vauxhall [redacted] told me that the red Ford had double parked blocking the road. The owner of the red Ford and her partner then visited our house while I was out denying she had double parked whilst making false accusations about a road accident. [redacted]



The car parking standards maybe in line with relevant guidance, however the application of this guidance doesn't take into account the unique location of the proposed site. There is no doubt with over 100 children being dropped off and collected from this proposed nursery there won't be enough car parking spaces, with the proposed site being on the Green Belt, and Cob Kiln Lane, Meadow Road and Meadowgate already congested with residential parking and visitors to the Green Belt, gridlock and dangerous traffic conditions will be caused due to lack of parking. Where are all these parents/guardians and visitors to the Meadows going to park????

I am also very concerned about the fragile state of Meadow Road, it was recently affected by a sinkhole and constantly suffers with potholes. Increased traffic during construction and post completion will add further to this issue, below is a picture of the sinkhole as evidence.



#### Contaminated land

I note with concern the absence of information relating to the land being contaminated. For information I have attached a recent report completed by Trafford Council objecting to a previous application. Clearly developing for any purpose on contaminated land presents a public health risk, with this proposal being for nursery and young children as a result, the consequences and risk to health and life could be significant.

### **Building on the Green Belt**

The National policy Framework states 'local planning authorities with Green Belts in their area should establish Green Belt boundaries in their local plans which set the framework for Green Belt and Settlement Policy. Once established Green Belt boundaries should only be altered in exceptional circumstances'. This application should not override this and can't be considered as exceptional circumstances.

The Trafford Planning Core Strategy states it will protect the Green Belt from any inappropriate development. Indeed, it is Labour Party and Trafford Council policy to protect this.

Green Belt land in this area is extremely rare and should be protected. As I have said, families, walkers, cyclists, dog walkers, ramblers and equestrian all frequently use this Green Belt area.

### **Noise pollution**

Noise pollution and the impact of this on the well-being and mental health of my family is a significant concern.

### **Wildlife impact**

I am concerned about the impact on wildlife in particular bats who will be affected by the proposed development. Additionally and crucially there are Great Crested Newts on and adjacent to the site.

### **Lack of consultation**

Due to the significant public use of the proposed site I am concerned that the wider community hasn't been consulted with rendering the consultation process meaningless as it won't represent all those impacted by the proposals. It is worth noting a previous attempt to develop this that was opened up to the wider community driven by local resident action was met with several hundred objections from all those who use this land.

Based on all the objections listed I ask you to refuse this Planning Application.

Yours Sincerely,

Paul O'Neill