

Thank Chair

Leckhampton Land Development

I am addressing you this evening as the Ward Councillor for Warden Hill and I am objecting to this application on behalf of the residents in my ward who have expressed very strong views regarding the effect this development will have on their properties and their lives.

As a Councillor in 2007 I was involved with those who were affected by the extreme flooding in Warden Hill. The amount of water that flowed through the estate and entered people's homes was catastrophic. Approximately 80 properties were affected by flood water reaching 4ft inside their homes

Since that time a flood alleviation scheme has been installed that would safeguard the area

From a document I hold from CBC Built Environment report dated 27th August 2010 it stated that.

When deciding what type of prevention should be installed two options were put forward Storage and Structural Intervention. The Storage option was not preferred as the flow pathway of the land upstream of the A46 was insufficient to permit sufficient confidence in the scheme.

I therefore question how effective the proposed balancing ponds within this application will be?

Will the balancing ponds hold sufficient water to protect Warden Hill from flooding?

Will they just take on the amount of water from the loss of soak away produced by the new development? i.e. Homes, a school, hospital, business buildings etc.

I doubt they would be able to protect our area should we experience the amount of heavy rainfall flowing down from the Hill onto the Warden Hill estate. And we have already this year experienced extreme torrential rainfall that is possibly due to the climate change.

Please make sure you fully realise the impact of flooding issues in my Ward when contemplating a decision.

Traffic

The equally troubling issue of the traffic flow on the A46 running alongside the Boundary of the Warden Hill estate is causing a lot of concern, This highway is gridlocked morning and evening every day. With the possibility of several hundreds more cars from the development flowing onto the A46 not to mention the business traffic into and out of this new development this small narrow road will have over- reached its capacity and the tailbacks will considerably increase, so- to the pollution that will affect those living along this road. Measurements taken by this council show that the pollution levels exceed the EU permitted limit near the A46 junction with Moorend Park road now, and likely to exceed its limit throughout the year.

The existing residents of Leckhampton are going to be forced to use the new roads to gain access onto the A46 pushing higher numbers onto this very busy road and I believe that by blocking off the Kidnappers lane entrance will be a big mistake.

The Chairman of Leckhampton with Warden Hill Parish Council has conducted a detailed traffic analysis of the A46 and has given a written report on the dangers raised. I do hope you have had time to study this excellent document.

I believe that the whole traffic plan for the development is so short-sighted that it alone should be enough for you to decide on a refusal on this application.

I do urge you to deliberate very carefully on the issues I have raised as the result could have serious consequences for the people of Warden Hill.