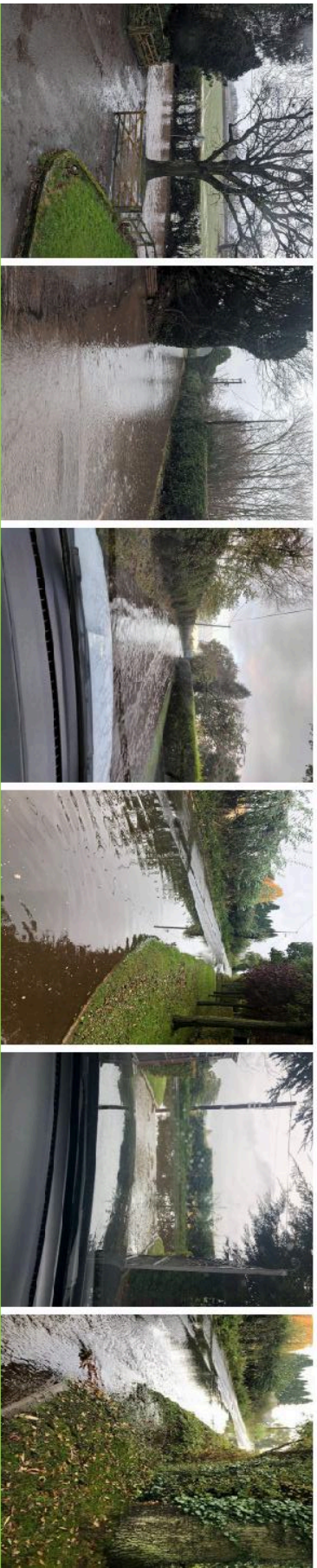
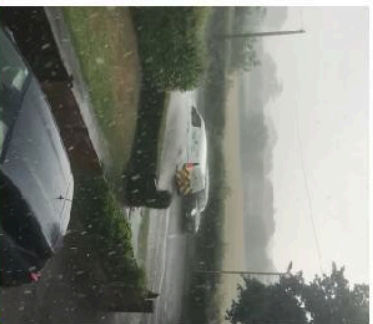


## 7. FLOODING & DRAINAGE CONCERNS

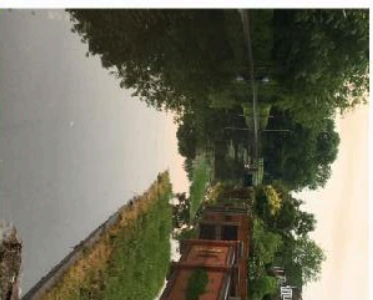
The proposed development will exacerbate the longstanding issue of surface water flooding in our area. This problem has been so severe that residents formed the Albrighton Flood Action Group (AF-FLAG) to collaborate with strategic partners and Shropshire Council in finding solutions. The current drainage infrastructure is already inadequate, leading to frequent flooding during heavy rains.



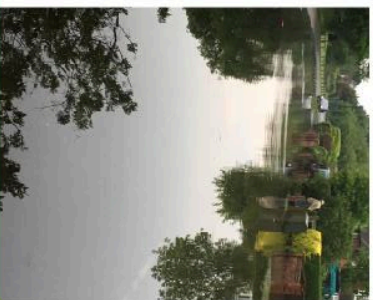
**Significant and regular flooding along bottom of Cross Road**



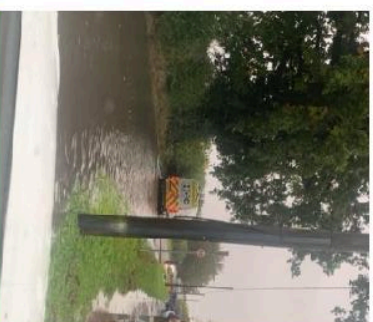
**Flooding on Cross Road**



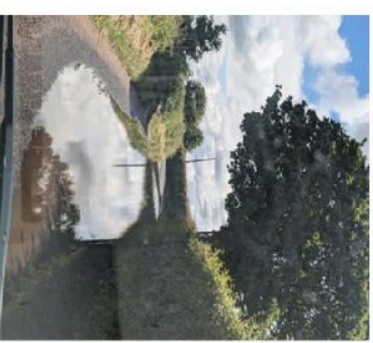
**Cross Rd Flooding at point of proposed new Junction**



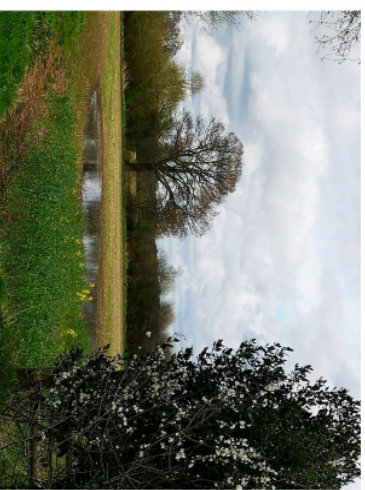
**Flooding in Newhouse Lane**



**Side road of A464 towards Beckbury**

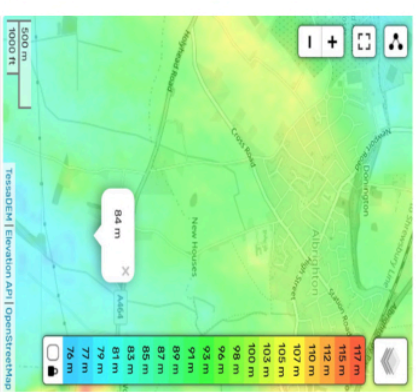
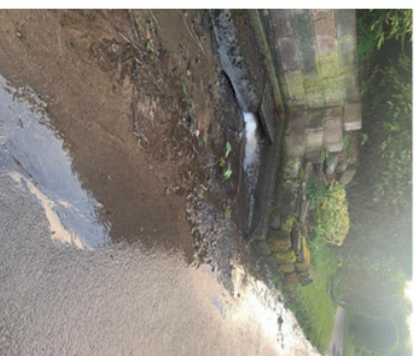
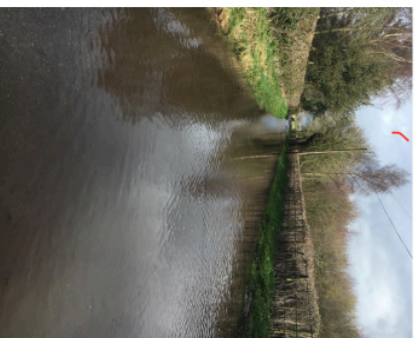


Adding a new development will increase impermeable surfaces, further overwhelming the drainage capacity and significantly raising the risk of flooding. The proposed measures, such as directing all runoff into existing watercourses and connecting foul water to a 150mm drain, are grossly insufficient. This development poses an unacceptable risk to property and public safety; and it is clear that the proposals do not adequately consider the village's existing flooding vulnerabilities.

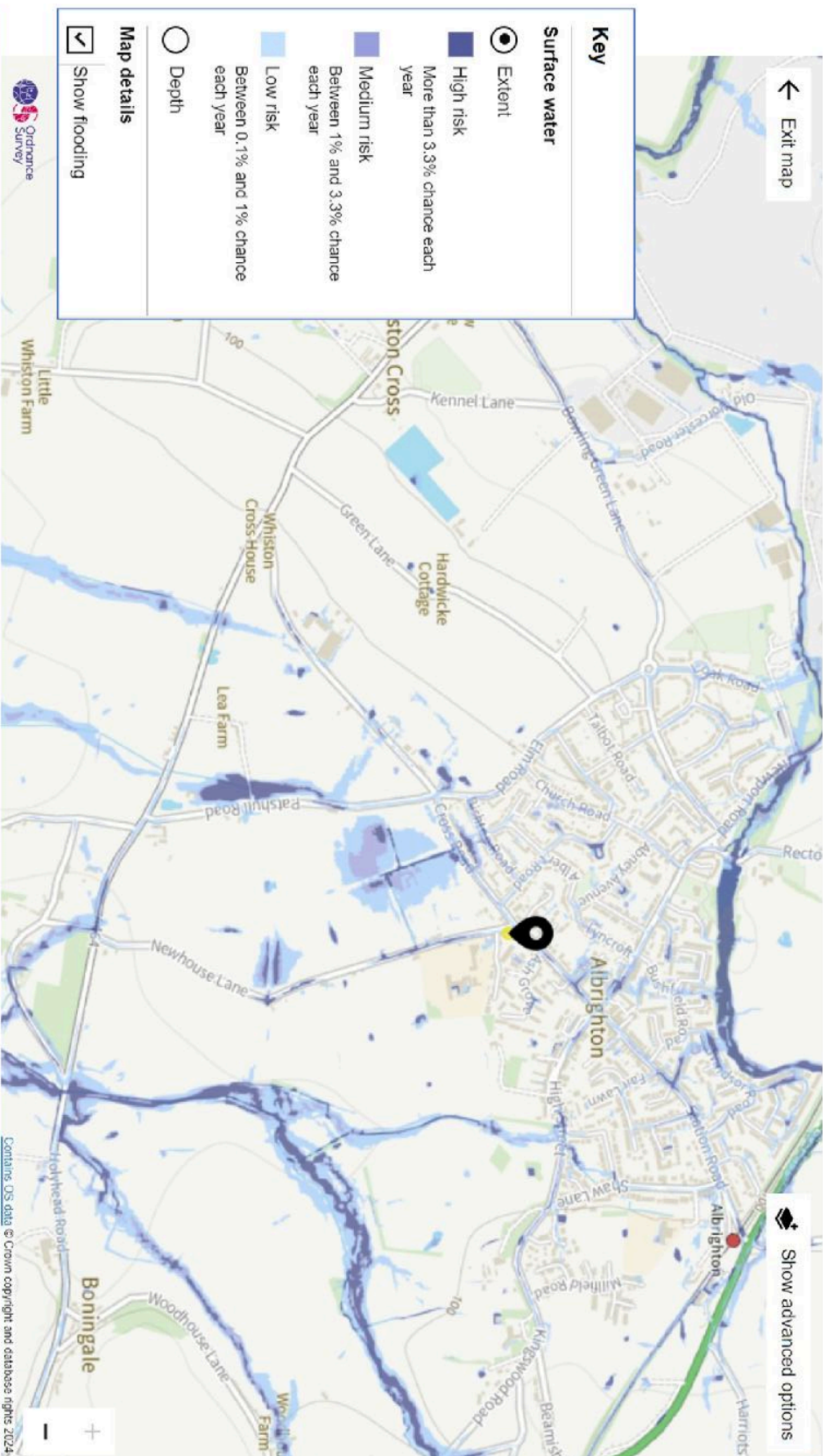


**Patshull Rd - halfway down adjacent fields**

**Patshull Rd field near Cross Rd**



**Flooding in Boningle and topography plan showing propensity to flood**





- a) **Surface water drainage** is already poor in the area and will not be able to use soakaways due to geological conditions; so ground levels will need to be raised (uneconomical) and all water will outfall to existing watercourses; putting the community at unacceptable risk of additional flooding.

Refer to the above photos of flooding and drainage issues and the long term flood risk from [GOV.UK website](https://www.gov.uk) that affect the proposed development area.

- b) **Foul water drainage** is proposed to all outfall to a 150mm drain on Cross Road - clearly insufficient for such a large development. This shows how inappropriate the proposals are for the village. Severn Trent Water have now submitted a Holding Objection to the application and need a comprehensive model of the impact of the proposals on the existing drainage infrastructure

We request that the results of this assessment are submitted onto the planning portal in order for residents to review and understand the implication of the proposals.

We also request that the costs of this additional modelling work and the costs of the drainage works to the village and the proposed development are quantified, included in the Applicants' viability assessment and published for review and comment on the planning portal before a decision is made.

- c) **Albrighton waste water works** have been undergoing improvement works and **Cosford Water Pumping station is at capacity.**

There were 25 sewage dumps in Albrighton Brook last year. Key infrastructure planning issues for Albrighton include the need for upgrades to the sewage treatment works and sewerage network, an assessment of local flood risk - SAMDev Preferred Options Draft February 2012

There is also an ongoing concern that the improvements by Barhale in c. 2018 have not resolved problems in the village.

The Applicant does not appear to have taken any of the wider infrastructure limitations into consideration in the siting of its proposed development. This should be taken into consideration and the application refused.