

Family Name	Jagger
Given Name	Susan
Person ID	1286929
Title	Stakeholder Submission
Type	Web
Family Name	Jagger
Given Name	Susan
Person ID	1286929
Title	JPA 2: Stakehill
Type	Web
Soundness - Positively prepared?	Unsound
Soundness - Justified?	Unsound
Soundness - Consistent with national policy?	Unsound
Soundness - Effective?	Unsound
Compliance - Legally compliant?	Yes
Compliance - In accordance with the Duty to Cooperate?	Yes
Redacted reasons - Please give us details of why you consider the consultation point not to be legally compliant, is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Many years ago a sand quarry was decommissioned in this area and the water pits filled in. This resulted in a rise in the level of the water table. Much of the land has underground streams and springs causing the land to flood at various times. Earlier this year many of the fields were flooded but also, for the first time in living memory the lanes themselves were flooded and impassable on foot. The roundabout at Slattocks is now regularly flooded as is the main road at Hopwood Garage and the fields either side of the canal. Building houses on this site will not only put those houses at the risk of flooding on an unprecedented scale but all existing properties in the area.
Redacted modification - Please set out the modification(s) you consider necessary to make this section of the plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above.	JPA 2 Stakehill should be removed from the PfE Plan