

5 December 2016

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Dear resident,

Levett Road, Packington – Regeneration project

I wrote to you back in October in response to the open letter that you and some of the residents of Levett Road and Jerrys Lane had signed about our regeneration proposals. I promised to send you further information as and when it was available so this update is part of our commitment to keep you informed throughout the process.

I would like to reassure you that we have examined all of the points raised by residents and are happy to receive further comments from you moving forward. However, I do acknowledge that sometimes our responses may not provide you with the outcome you were looking for.

1. Density of homes planned for development on Levett Road

Some residents felt the development was too dense for the site at 24 homes and this would have an impact on other services in the area. We have listened to your concerns and revised the layout to 22 homes which has now been submitted for planning permission .

2. Loss of green space/childrens play area

One of the residents had mentioned that we could use the land adjacent no.1 Levett Road as a potential green space for children to play in. We have considered this carefully and felt that it may be unsuitable due to:

- Its location at the junction of Jerrys Lane and Levett Road
- No homes overlook the area

3. Increase in volume of traffic, loss of parking and congestion problems

Increased traffic, loss of parking and more congestion were potential issues residents raised from building new homes here. We believe we have reduced the impact of the new homes

by providing two car parking spaces per home, which is above the requirement of the planning authority.

We will be providing the following on site:

- Car parking space in the front gardens of no's 6 and 10 Levett Road
- Dropped kerbs for no. 1 Levett Road
- Two additional car parking spaces in the garage area adjacent no. 2 Levett Road
- There will also be a garage available for rent

There will be a turning head at the end of the new road for lorries to turn around in.

Whilst there would be a fee for works, we can also provide dropped kerb access to existing driveways for private residents to ease any existing issues at the same time as we complete works to the road. If this is something you are interested in, please let me know and we can forward you a cost and arrangements for your consideration in due course.

4. Utilities

a. Low water pressure at peak use times

Residents raised the issue of low water pressure at peak times. Residents affected need to raise a complaint to South Staffs Water. We have advised them there is a problem for some of the residents and will raise it again with them when we make our formal application for a water supply.

Subject to planning permission, we will be starting on site next summer so the best time to report these issues is now. Water authorities have **obligations to maintain minimum pressure standards** for existing and potential customers and will have to meet these obligations when providing any proposals to serve the proposed development.

For issues you currently face with water pressure you can find help on South Staffs Waters website at: <https://www.south-staffs-water.co.uk/household/my-water-supply/pressure> .

It also tells you how to report a problem with regard to low pressure. We would suggest that any resident who is experiencing issues to report it and get it checked out. The phone number is **0800 389 1011**.

b. Sewage blockages

We have investigated your concerns about the capacity of the existing sewage system. We have designed a drainage plan that we have discussed with Severn Trent Water (STW). They have advised us that it is acceptable and this system will cope well with the number of properties planned in the development and meet with necessary regulations.

The existing drainage network, which serves Levett Road, was transferred into STW ownership in 2011. This is known as a Transfer Sewer by STW and any private sewer

that served more than one property on 1st October 2011 was taken over by them. Therefore, any blockages that have occurred in private land since then should have been reported to STW for them to deal with.

If problems are experienced with the foul water transfer sewers, contact STW who will arrange for the issues to be investigated and resolved. We will be asking them to provide advice to local residents to prevent blockages when the new homes are occupied.

We are proposing to re-use the existing foul water drainage connections that currently serve our houses. We will connect into the existing Severn Trent Water transfer sewer within our ownership boundary. With regard to the existing Transfer Sewer, it is designed to have capacity to serve a Foul water drainage requirement for approx. 200+ homes, therefore the existing sewers should not be overloaded by Foul water flows from our proposed development.

We are also liaising with Staffordshire County Council with regard to storm water drainage.

c. Broadband

We have been informed that fibre broadband will be laid to the street free of charge. Therefore, homes will be able to have a FTTP i.e. 'Fibre to the premises' technology. We will put more information on the website when we know when this will be available.

d. Gas

Gas is not currently available on Levett Road and fuel costs are a concern for all residents. We are waiting for the outcome of further investigations on the A51 to confirm the ability and costs associated of the installation of gas to Levett Road. As soon as we have a definite answer, we will contact you again.

5. Flooding to Jerrys Lane

Residents reported flooding around Jerrys Lane. We must ensure as part of any new development that we do not increase the rate at which surface water runs into the drains. It is most likely that the water will be held in an underground tank, will flow into the mains drainage at a controlled rate, and therefore will not create any extra surface water run-off that could cause flooding issues.

We will be checking that drains on Jerrys Lane are not blocked and therefore contributing to the existing flooding issues.

6. Knock on effect on local school services

We are in contact with the local school and will continue to liaise with them as the development progresses. We are hopeful that a number of the children who move into

Levett Road will be from the local area and will already have a place at the school and doctor's surgery.

We will be making a monetary contribution through the planning process to the education department at Staffordshire County Council. They will use this to facilitate places at the primary school in Whittington for children from our new homes.

7. New development overlooking existing homes

We have agreed with the planner to move the properties at the rear of 11 Levett Road (plots 8 and 7). We have moved them two metres in a south-easterly direction (back from the road) and two metres in a south-westerly direction (towards our new houses plots 4 and 5).

I hope this information answers some of your concerns and we will keep you updated once we have further details.

Yours sincerely



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