

Representations and Objection in Respect of the Omission of Site No 684 in the Site Assessment and Allocations for the Revised South Staffordshire Council Plan 2024.

Site reference Site 684 Address Land off Swindon road.

Site size 9.15 (ha)

1. This site is promoted and put forward for development by the owner.

2. Notwithstanding its Green Belt Designation it is demonstrated to be of low to moderate visual sensitivity and impact in the sustainability appraisal. It is essentially flat site with strong hedging to all public boundaries.

It is located adjacent to existing urban housing development on the south side and is bounded by two significant highways on the south and western boundaries. It is bounded by the significant power relay station on the northern side.

Its appearance and identity are that of being part of the urban area and its development will not harm the green belt concept whose boundary here is essentially the

3. In highway terms the major roads adjacent provide ready and immediate access and opportunity to extend the public footpaths improving connectivity for the wider area.

4. There is an existing watercourse along the site's western boundary providing a facility for attenuated sustainable drainage.

5. At 9 (ha) it is of substantial size providing a significant number of dwellings and public facilities in a meaningful way to meet the area's need.

6. The land is long removed from any meaningful Agricultural use or operation

In my opinion the site and adjacent land would deliver a significant benefit in terms of housing and community facilities and its omission from the proposed revised plan is objected to.

Robert Mills MRTPI