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**To:** [External Email for Local Plans](#)  
**Cc:** [REDACTED]  
**Subject:** south staffordshire local plan review-publication plan site reference 036C  
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To whom it may concern,

REF:SOUTH STAFFORDSHIRE LOCAL PLAN REVIEW - PUBLICATION PLAN SITE REFERENCE 036C

My family strongly object to the inclusion of the possible site Ref. 036C south of Stafford in the South Staffordshire local plan review. The site has already been rejected by the council's planning committee as a result of an application submitted in 2017. Application no 17/00505/OUT was refused by the planning committee in Dec 2017 in a near unanimous vote. An appeal APP/C3430/W/18/3195496 was withdrawn by the applicant in September 2018 after South Staffordshire housing allocations were updated. Residents of South Stafford attended this meeting as they were not happy with the proposal. It is therefore very surprising that this site is being considered in the local plan.

I, along with several neighbours attended the public meeting at the Boat club at Wildwood, which was very busy (nearly 150 people.) Myself and the neighbours I know that attended are all against this proposal as well as the local councillors, Borough, County councillors and parish councillors.

Its inclusion in the local plan is also surprising because it runs against many of the policy documents that the council has published and the single explanation for including it is unclear.

In conclusions to Appendix 5 of the current policy and physical constraints documents it is recommended three times that this site should not be taken forward into the local plan.

In the conclusions in the current local plan review spatial housing strategy and infrastructure delivery appendix 5 it is stated in relation to this particular site that it did not recommend it should be taken further.

In the local plan review - publication plan item 5.7 on page25 and policy DS3 on page 26 refer particularly to development in the open countryside and describe it as much valued countryside particularly for its landscape and ecological qualities. This site is within the open countryside.

Policy DS3 - Open Countryside states that the council will protect the intrinsic character and beauty of the open countryside whilst supporting development proposals which comply with 4 tests - none of these tests apply to this site. It later goes on to describe policies which sites should comply with and again this proposed site 036C does not comply with any of them.

Development on this proposed site does not comply with any of the criteria set in policy OC1: Development in the open countryside beyond the West Midlands green belt.

Developing this site would not be in accordance with Strategic objective 2 to protect and retain the important gaps between existing settlements and objective 3 to protect South Staffordshire's environmental assets.

This site is totally isolated from all villages and other developments in South Staffordshire and is entirely reliant on its close proximity to Stafford. (Living on the [REDACTED], I can tell you that traffic is at an all time high with it backing up past my house more frequently both in a morning and evening at rush hour times and it is awful if there is any problem on the M6 motorway.)

Stafford borough council submitted a strong letter of objection to South Staffordshire in relation to the site on the 6th Dec 2021 and asked that references to the site should be removed from the new local plan.

The comments of the CPRE in December 2021 read - The site in question (Ref; 036C) is not one of the identified sites in the core strategy. The current proposal does not accord with the statutory development plan programme and we see no justification for allowing this development on this green field site on NPPF housing land supply or other grounds.

The 10,000 new homes proposed in the present adopted Stafford local plan includes two thirds for households from outside the Borough including South Staffordshire. With windfall sites on brownfield land Stafford's development rates are far exceeding its local plan requirements. So therefore this site is not required.

Stafford borough council is massively exceeding its allocated numbers of housing. There was an overprovision of 1626 homes completed up to 2020.

The new proposed Stafford borough local plan 2020 - 2040 includes an additional 12,580 new dwellings with 7,385 of these to be built in Stafford.

There are no sites planned in the south of Stafford in the new proposed plan which recognises the infrastructure and other problems of adding housing to this area. There is absolutely no case for needing more housing to serve Stafford which is what this proposal would effectively be doing.

The infrastructure problems were outlined in submissions in 2021 but have become increasingly difficult since then. There are no school places available now and in the foreseeable future in the south of Stafford. There is just one GP practice serving the area which currently has 23,000 registered patients. (My 89 year old father recently had to wait over 3 weeks for a routine appointment; this is just too long). The road system is severely congested particularly at peak times and this development will inevitably lead to increased traffic using the largely single track Acton Hill lane in order to get to the motorway. (If you travel down this lane at rush hour times you take your life in your hands - In fact both my husband and myself will not travel down this road at such times as it is just an accident waiting to happen) as an alternative route there is the Teddesley road but this is plagued by potholes on both sides of the road.

The site is a wonderful rolling hillside providing excellent productive and well managed agricultural land with a real parkland feel. A description held by the South Staffordshire planning authority in the earlier applications. This particular field is an extremely productive one with a third or fourth crop this year having been recently planted. It provides a green lung to the southern end of the very large wildwood estate and is extensively viewed from the A34. (It was stunning in the recent cold weather snap with all

the trees covered in icicles). It is also visible from the Cannock Chase AOB who also lodged their objections in December 2021.

The site has a very diverse wildlife with over 34 types of birds, deer, badgers, bats, hares and rabbits. A considerable area of land around the field edges is presently left fallow which specifically allows the wildlife to thrive.

The decision by South Staffordshire to halve the number of homes to be built on this site makes no difference to any of the above. The land now included will take away all views from the wildwood estate and the A34, will still take a considerable amount of good agricultural land and still be visible from the Cannock Chase AOB.

This proposal on site reference 036C is unsound and not at all sustainable and should be deleted from the South Staffordshire local plan.

Thank you for reading  
kind regards,

Helen, David and Jonathan Bengel.

