

From: [REDACTED]
To: [External Email for Local Plans](#)
Subject: Objection - South Staffordshire Local Plan Review
Date: 21 December 2022 16:24:39

You don't often get email from [REDACTED]. [Learn why this is important](#)

CAUTION-THIS EMAIL WAS SENT FROM OUTSIDE THE COUNCIL. DONT OPEN LINKS OR ATTACHMENTS UNLESS YOURE SURE YOU CAN TRUST THIS SENDER!

Strategic Planning Team
South Staffordshire Council
Wolverhampton Road
Codsall
WV8 1PX

Via email to : localplans@sstaffs.gov.uk

Dear Strategic Planning Team

Objection - South Staffordshire Local Plan Review - Regulation 19
Publication Plan Consultation
Acton Hill Site - Land off Cannock Road between Hazelstrine Lane and Acton Hill

I write to object to the above-mentioned proposal for the development of this site in the Local Plan Review at set out in the South Staffordshire Districts final proposed plan. The reasons for my objection to this particular part of the plan are given below in order to evidence that this is not justified or effective :

-

1. 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 December 2017 in an almost unanimous vote with just a small handful of abstentions and no votes against.
2. The councils own documentations question the inclusion of this site at all. This reflected the long distance of south of Stafford from the source of the unmet needs (the West Midlands conurbation) and the areas relatively poor performance in terms of deliverability and public transport access.
3. This site is isolated from all other developments in South Staffordshire and is entirely reliant on its close proximity to Stafford Borough. The residents of this proposed site would be in South Staffordshire Council area who would receive the council tax but the residents would be accessing services and facilities in Stafford Borough.
4. The 10,000 new homes proposed in the adopted Stafford Local Plan includes two thirds for households from outside the Borough including South Staffordshire.
5. Stafford Borough Council is massively exceeding its allocated numbers of housing. There are huge numbers of new homes currently being completed all

around Stafford itself, including for example the old GEC Measurements site at St Leonards Avenue, the old police headquarters site on the Cannock Road and the old GEC/Alstom site on the Lichfield Road. There is no case for needing more housing that would serve Stafford Borough Council which is what this proposal would effectively be doing.

6. The Local infrastructure is not in a position to accept this proposed site. The current traffic problems at the southern side of Stafford are well documented. The road systems are severely congested and this was accepted in the 2017 planning application – “vehicular demand exceeds the available capacity and there are capacity problems at present”. Since that date there have been some major housing completions which affect this area and dramatically increased the difficulties with around 650 houses nearing completion close to the A34 and another 365 homes that were given approval in November. The A34 Cannock Road is also a major ambulance route between hospitals and there are often in excess of 20 blue light ambulance movements per day. As evidenced this month this area around the south of Stafford was grid locked for a week when Baswich Lane was closed for repairs, any additional traffic would be have compounded the issue.

The local services are a considerable distance away and residents will need to be able to drive as the bus service is limited. There are no direct bus services to the nearest health centre. The nearest 24 hour A & E is some 15 miles away. Hospitals in Stafford and Cannock no longer offer full services and are at maximum capacity. There are No direct public transport links.

The direct route to the motorway from this site is via Acton Hill Lane. This is mainly a single track road with unmarked passing places and is already heavily used and a dangerous route. A further 170 plus housing units along this lane will increase the problem with disastrous consequences.

All of the local schools in Stafford Borough (primary and secondary) are heavily oversubscribed including the nearest primary school. In South Staffordshire the nearest primary school to this site is very small and situated at Bednall, two miles away. This is accessed via Action Hill Lane or accessed by turning right on to the Cannock Road towards oncoming traffic and towards Cannock.

The GP surgery serving the south of Stafford and in the Borough of Stafford is oversubscribed. Alternatives are several miles away via congested roads. The South Staffordshire alternative would be in Penkrige and access would be via Action Hill Lane or congested roads via Stafford or turning right on to the Cannock Road.

7. The Local Plan Review covers a wide range of details about protecting the sensitive areas beyond the green belt – ‘much of the character of the countryside beyond the green belt is of high landscape quality and agricultural and recreational value’ and ‘protecting the, most sensitive areas of open countryside in a key issue’. This site is on a rolling hill and provides productive and well managed agricultural land with a real, parkland feel and extensive wildlife. Should houses be built on this site it would potentially give a green light for further development along the Cannock Road, which would be detrimental to the local environment and in addition this area is close to

