

From: [REDACTED]
To: [Internal Email for Local Plans](#)
Subject: South Staffordshire local plan review - Linthouse Lane planned development
Date: 17 December 2022 18:24:52
Attachments: [2F8D84C1A54C468CA72A8598C55C99E0.png](#)
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Dear Sir/Madam,

Following reading the "Strategic Transport Assessment", I am writing to you because I am objecting to the planned housing development of the land north of Linthouse Lane, Wolverhampton.

I recently attended the 'In-person Locality Session' on the 24th November in Essington and along with my parents we raised the following issues. I object to the plans with the following arguments:

The loss of green open space

The loss of the greenbelt farmland will be a tremendous blow to the well-being of the residents of Wolverhampton. This is a big blow for the residents of not only Wolverhampton but those in South Staffordshire who benefit from the presence of this land. With the availability of a country park in Essington already, I'm sure a relocation of the country park further from this would be welcomed. Furthermore, the mental wellbeing provided by this greenspace is vital, highlighted all the more during lockdown. This green space also provides the natural lungs for the area – Wolverhampton does not have many green spaces.

Use of brownfield land first

This is of course the electoral pledge of Andy Street and the National Brownfield Institute, Jane Stevenson and Nathaniel Williams. This must be investigated further first.

Significant increase in Traffic Congestion

3.3.3 and 3.3.12: State that Wood Hayes Road and Kitchen Lane are 30mph two-way roads. In the In-person Locality session I pointed out to the representatives that this is not the case – these roads have always been so narrow in parts that only one vehicle can pass at a time. The representative did not know this – a fact that was pointed out to South Staffordshire years ago! Therefore, this planned development will make the situation even worse. The lack of accurate data also questions the validity of the traffic study I also have my doubts on the validity of the traffic congestion survey on Linthouse Lane during peak hours – how can this road cope with an extra 4000+ cars from 2,000 houses?

As a regular user of these roads which have been stated, I have to disagree with the idea that they would support the increase of traffic and vehicles.

The extra traffic congestion will cause misery and inconvenience for all residents. Car engines in traffic will also add to air pollution.

Overstretched public services of Wolverhampton

3.8.4 Is one primary school (460 places) really enough for 2000+ families? Will residents from the planned houses have to take up places in Wolverhampton schools which are already overstretched? Is that really fair for the residents of Wolverhampton?

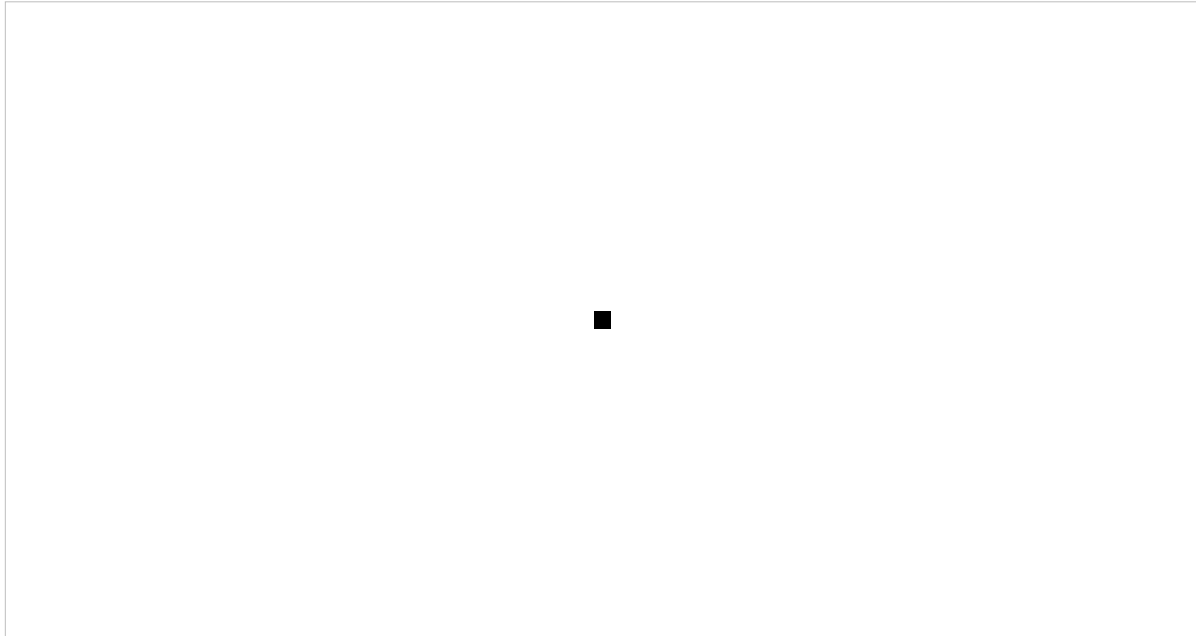
3.8.5 There is no secondary school provision. Will the few Staffordshire secondary schools e.g. Cheslyn Hay, really have to increase their capacity for 2000+ families? Or again will the residents of the planned houses will have to try mainly Wolverhampton schools e.g. Wednesfield Academy and Coppice - again with no council contribution. Is this fair? Does this again highlight poor planning from Staffordshire Council?

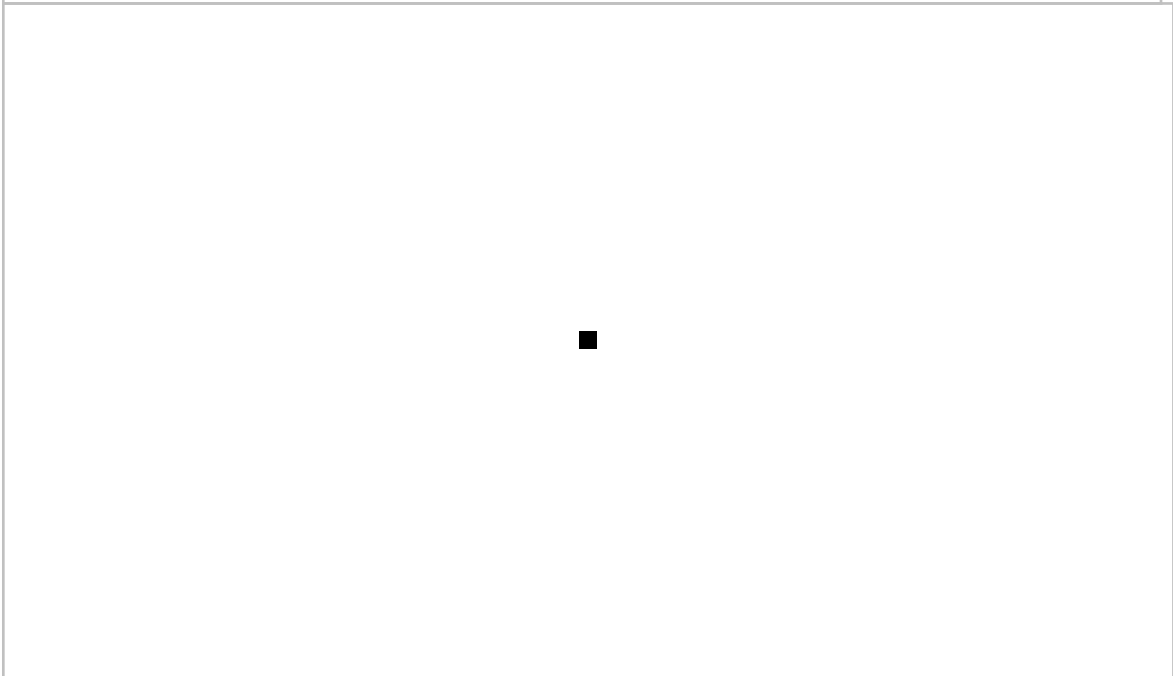
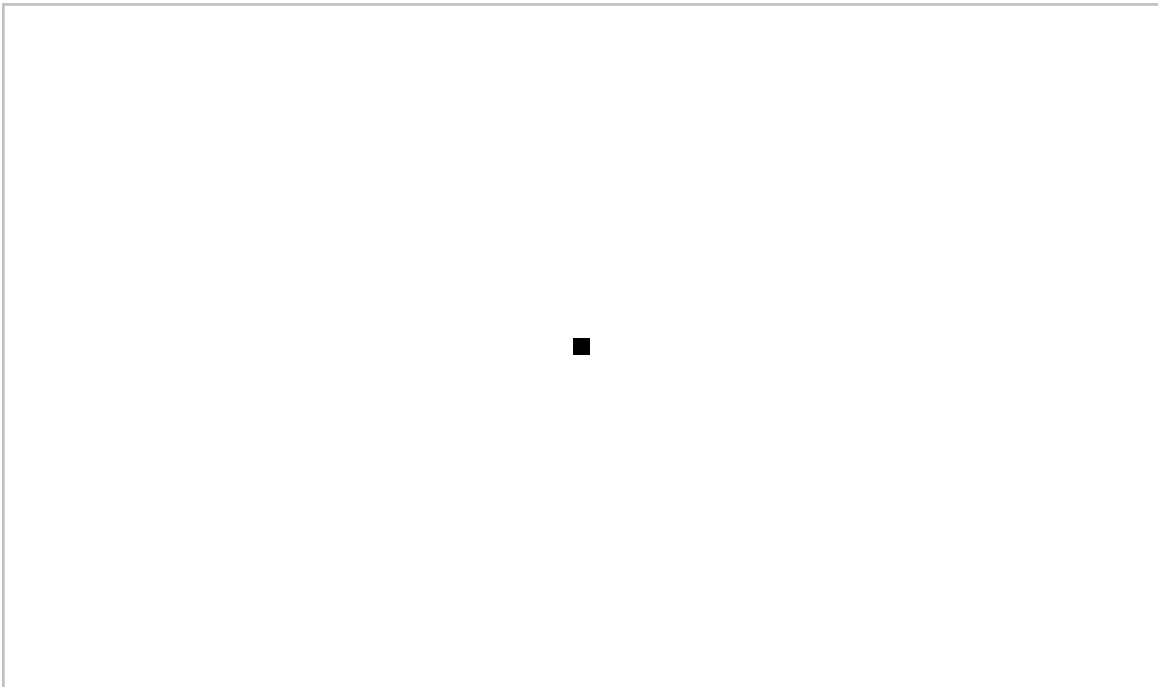
3.8.10 The report references residents to using GP Griffiths Drive Surgery – but this is already at overcapacity for Wolverhampton North residents. From observation and attempts to get appointments at this location, this can be validated. I do not believe that with the influx of families into the area that the surgery will cope. And of course the residents will opt for this surgery most likely due to location, with Griffiths Drive Surgery closer to the majority of proposed residents than that of 'Essington Medical Centre'. Again, lack of fairness and planning.

Flood risk

When attention is brought the EA surface water flood map (seen here: <https://check-long-term-flood-risk.service.gov.uk/map?eastings=395306&northings=301639&map=SurfaceWater>), it can be seen that the numerous areas along Linthouse Lane are at a great risk of surface water flooding. Through relocation of the country park to the area north of Linthouse Lane, ideally with its south-eastern edge where Linthouse Lane and Kitchen Lane meet, surely the surface water flood risk to properties along Linthouse Lane will be greater reduced. Furthermore, I enquired about the use of SuDS (Sustainable Urban Drainage Solutions) at the 'In-person Locality Session' on the 24th November in Essington, to which an answer of 'retention ponds' was given. As opposed to these scattered along the front of the proposed houses along Linthouse Lane, surely a more welcomed location would be if they were situated at where I proposed the country park to be relocated. The features would appear more natural and help boost the ecology of the area, providing habitats to flora and fauna found in these ponds. I believe this would be a more desirable outcome.

Here are some images I have created on the matter which give an indication into what I am on about in the 'Flood risk' section:





Mitigating Proposal:

Why not move the planned 'country park' (P.49) to south of the railway line and put it on Linthouse Lane and move housing to north of the railway line? This will provide a green buffer zone between Wolverhampton and proposed housing development with enough space for housing.

Arguments for:

Wolverhampton north residents still get use of amenity of green space to help mental welfare and recreation.

Drainage facilities can be put in more naturally in the country park to protect north Wolverhampton from flooding e.g. to look like ponds and a natural permeable surface, rather than the artificial plans

By not having houses north of Linthouse lane it will prevent excess traffic congestion on Linthouse Lane, Kitchen Lane and Wood Hayes Road.

Visually the residents of Wolverhampton and the new residents, will not see an urban development next to them as their will be the country park between them.

Essington already has a country park and green spaces. Is it not fair if Wolverhampton should be compensated for the loss of beautiful farmland with a country park?

Yours faithfully

Matthew Gainey

