

**From:** [REDACTED]  
**To:** [External Email for Local Plans](#)  
**Subject:** Local plan response (closing date 23rd Dec 22)  
**Date:** 22 December 2022 16:01:44

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Hello,

I have tried using the portal to comment but it is much too difficult to navigate due to its size and complexity.

The only reason I'm aware of this phase of the consultation is because I am on South Staffs mailing list and have been involved in some local campaigning on the issue.

I haven't received anything via my letter box which makes me think that many people are not aware, which I think is a major failing of the council, on this important topic.

As a local resident interested in the plan, I have the following comments on the soundness of the plan.

1. The consultation does not appear to take into account more recent developments locally and nationally.
  - a. Have the plan assumptions been reviewed in the light of changes/implosion of the Black Country Plan and also a statement by Dudley MBC that they have enough brownfield sites to cover their needs?
  - b. Have changes brought on by COVID (working/living patterns), BREXIT, climate emergency, recession and more upto date National statistics figures been adopted into the plan calculations?
2. Due to the rural nature of South Staffs can't the plan look at more but smaller developments throughout all areas? Development seems to be concentrated at the edge in large projects. Although more expensive for developers this would protect the nature of the area. The council could also look at an urban capacity study (if it doesn't already exist) to identify unused spaces for development in existing conurbations.
3. Infrastructure is another key area to consider. At the top of my road (Radford Lane) up to Langley road floods at least a couple of times per year due to run off and inadequate drainage. I'm sure there are many weak bridges, flood spots and other constraints in South Staffs. Has the council properly considered it's obligations and what assessments have been made in terms of drainage, highways, bridges, sewerage, electricity, broadband etc in terms of new and existing residents across south staffs?
4. Services such as doctors, dentists and schools are under pressure. Has the council properly assessed how additional capacity can be met and also fully planned out with neighbouring councils who pays. The Langley Road development is a good case of a development at the edge of Wolverhampton / South Staffs.

Regards,

Paul Hudson

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