

From: [REDACTED]
To: [External Email for Local Plans](#)
Subject: Preferred options consultation comment [site 582 Langley road]
Date: 23 December 2022 08:21:25
Importance: High

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Dear All

Please consider this email a letter of response to proposed removal of the green belt status of the site 582 on Langley road . I strongly object to this proposal and have outlined the reasons below.

Schooling:

My daughter is 4 years old and has just started primary school in September 2022. In preparation to this I have attended open days at Woodfield primary , Castlecroft primary and Bhylls Acre. It is very clear that all these schools are reaching capacity if not exceeding it at the present moment of time. Speaking to the headmasters they have all worked tirelessly to achieve a “good” ofsted report . However the addition of 390 houses and the sudden addition of all these pupils will make this ofsted rating very unlikely, this would have a knock on effect on all the pupils and in turn lowering the standard of education in the area. Investors and developers would argue that school can be expanded , but this has repercussions as well. For example Bhylls acre primary, any expansion here would have an impact on congestion on Bhylls lane. The nearest South Staffs primary are in Wombourne 3.5 miles away, however there currently is new housing states being built in Wombourne so any places at school would be taken up by these.

Flooding :

My property is [REDACTED] , we sit at the very end of the cul-de-sac. The land slopes down on the street and we sit at the bottom of this. This is evident from the problems we have will sewage , toilets not flushing properly and a surface run off draining slowly. This has always been a problem due to the shape of the land, Severn trent have installed a pumping station because of this to remove sewage more effectively . The building on green belt land will only add to these problems. More build up concrete areas will lead to alot more surface water and 390 houses will for certain cause an issues to sewage. These has been reports of flooding at my property be the previous owner , hence why channel drains have been installed at the front of my property to combat this. The proposed site absorbs a lot of the water , its evident from any satellite image of the site where you can see field ponds. Also because the land is used for farming at present a lot of water is used to grow the crops.

Road network:

The addition of 390 homes, will lead to increased congestion on all roads in the area. Currently Bylls lane is winding road with cark parked on both sides , the lane also changes gradient and with side streets (The avenue , Orchard cresent, wychbury road , bellencroft gardens southfield grove) visibility is poor. This is very dangerous for drivers and pedestrians who use this lane regularly especially during term time, also the turn into Bellencroft gardens is very sharp. The addition of more users of these roads will amplify these issues we have currently
There is mention also of access of emergency vehicles through Bellencroft gardens , again I feel this is dangerous due to the tight turnings into the street and will cars parked on both sides it can be very difficult to get through. Many of the residents own commercial vehicles due to their professions this makes spaces very limited . Of the 9 houses that are in our section of [REDACTED]

four homes have young children , I would be incredibly worried about their safety if they simply walked on the pavements around the area with 390 more cars and emergency vehicles on these already challenging roads.

Safeguard the countryside from encroachment:

Much has been made by the developers that the site has been built up on three of its four sides, therefore it is not safeguarding the countryside. I would argue on each those three sides there is considerable mature trees and green spaces to amplify a clear boundary to our countryside as well as very little urban development on the south border of the site. If this is accepted there is nothing stopping future developers extending this housing site till we reach dimmingsdale , preventing this type of urban sprawl is the role of this green belt.

The danger with accepting this greenbelt development is that it will encourage further attempts to build and does nothing to solve the problem of waste brownfield land. The countryside is one of this areas greatest assets and should not be wilfully disposed of when other options remain.

Kind regards

Jaskaran Sahota

[REDACTED]

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