

5691

Object

Document Element: The role of the new Local Plan, 1.4

Respondent: Mr Stephen Cain

Date received: 22/05/2024 via Web

Summary:

Land south of Wildwood is not an option that should be considered for housing.

Full text:

Dear Sir/Madam

I am writing to comment on the Local Plan Review, in particular the suggestion to allocate the field south of Wildwood (036c) as suitable for building. My objections are as follows

1. This is a field in land classed as Open Countryside.
2. It is part of the South Staffordshire Local Plan 2018 that this location 036c is not allocated for building at present but is now being reviewed. This is presumably because of the application made by Gladman suggesting to SS that it is a suitable site. An application was made to build on this land and this was rejected by the planning committee. Gladman proposed an appeal but withdrew later.

There is no reason to believe that another application would succeed. If Gladman applies fails and then appeals this will be a costly exercise for South Staffs. It therefore seems erroneous to change the designation of the land

3. As part of the Core Strategy

“The Spatial Strategy

Strategic Objective 1

To protect and maintain the Green Belt and Open Countryside in order to sustain the distinctive character of South Staffordshire.

Strategic Objective 2

To retain and reinforce the current pattern of villages across South Staffordshire, and in particular protect and retain the important strategic gaps between existing settlements in order to prevent the coalescence of settlements.”

There is therefore no justification in the Review to change this location to housing

4. The land is arable and is farmed by the occupants of Acton Hill Farm contributing to food production and providing local employment
5. The access to the proposal would be from the A34 which is already a busy congested road
6. The proposal would also add traffic into Stafford down Radford Bank which is already very busy and has been made busier by the recently constructed estate at the A34/A513. There are regular traffic jams at this junction
7. Any estate built will need to be provided by schools/doctors/fire services/police services. Although the estate is in South Staffs in practical terms these will come from Stafford. In the case of doctors and schools this will put stress on the area of Wildwood and Weeping Cross, an area which is already struggling to provide these services. This does not demonstrate a Duty to Cooperate between Stafford and South Staffs.
- 8 According to your “Housing Site Selection Topic Paper” there is justification for building on Open Countryside at this location as

“Site 036c is an area of similar landscape sensitivity to wider land in this broad location, sitting in an area of ‘high’ sensitivity and the site’s release is also assessed as having major positive impacts against education, due to the site’s proximity to local schools.”

I can assure you that the residents locally will tell you that the schools in this area are already at the limit and that a housing development built in South Staffs will rely on schools in Stafford.

Change suggested by respondent:

the land at Wild wood 36c is Open Countryside and should remain as such

Legally compliant: No

Sound: No

Comply with duty: No

Attachments: None