

Mr P Smith

SOUTH STAFFORDSHIRE COUNCIL

31 MAY 2024

RECEIVED

Strategic Planning,
South Staffordshire Council
Council Offices
Wolverhampton Road
Codsall
WV8 1PX

Sent via email: localplans@sstaffs.gov.uk

29th May 2024

Dear Sir/Madam,

In response to South Staffs Local Plan Review (Regulation 19) Publication Plan consultation 2024. Plots 523 119a 730 ,136, 139,638,704.536a,141

Please accept this letter as my representation to your Regulation 19 Submission Local Plan Consultation.

I consider the Local Plan Review to be **UNSOUND** because of the following.

The Plan is not justified or effective because of the following:

- It will continue to destroy our villages green spaces.
- Increased housing will destroy the character of the area which is the appeal and reason the present inhabitants live in the Parish.
- Infrastructure will only deteriorate from further housing development.
- Other areas within the South Staffordshire area could and should be considered which are more suitable.
- Cheslyn Hay and Great Wyrley is being unfairly targeted to development due to its Tier 1 settlement rating which is a surprise considering its rail, road connections, amenities and infrastructure are extremely poor.

The Plan is not consistent with national policy because of the following:

Sustainable Transport EC12

Existing public transport is already unreliable and lacks public confidence in using it. Increased housing in the parish will mean additional road users as the main source of travel for pleasure and business. With a national average of just over 1.2 cars per household the proposed plans for the Cheslyn Hay and Great Wyrley area will result in an extra 600 plus vehicles on the roads adding to the problem.

Infrastructure EC11

With the intended 500+ dwellings in the parish the already crumbling roads, poor and unreliable out of date rail and bus networks will only intensify and compound the present situation and problems. This level of development will also increase demands on electric and water. The WCs expresses its uncertainty over its potential adverse impact.

Healthcare Infrastructure HC14

Increased housing will put even more strain on already overstretched GP surgeries, Dental Practices, and local and nearby Hospitals. Increasing waiting times and the need to travel to access these amenities will again compound the pollution and infrastructure issues. Will the days of GP house calls ever happen again?

Education HC15

Existing Schools are already at a capacity and will not be helped by the proposals and the last thing needed in the Parish is further development to cover this shortfall.

Pollution

500+ dwellings means higher levels of greenhouse gases. Increase traffic causing higher levels of CO₂ emission levels resulting in potential rise to environment and public health.

Retail

Present climate means a number of local shops have closed resulting in people travelling which again creates pollution and strain on our local roads in order to find what they need.

Green Infrastructure HC19 & HC17

The proposed plans will reduce the natural vegetation, hedgerows and trees in the areas proposed. Year on year Cheslyn Hay and Great Wyrley green areas have been identified and systematically eaten up and destroyed leaving limited green spaces we already have.

Household Waste

Increased population produces more waste products which will need to be disposed of. This is not in line with the National average which is decreasing.

Plan 523 Wolverhampton Road Cheslyn Hay (UNSOUND)

All of the previous reasons plus additional objections below

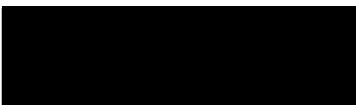
Situated on the busy Wolverhampton Road used by local and non-local traffic for School and cut through runs to avoid the main congested routes. Located near a bend any access to and from this development would be unsafe. Pedestrian access to the school is also unsafe due to poor narrow and in places non-existent footpaths.

There would be an increase in light pollution and noise levels and a reduced view of the countryside and green space for neighbouring residents.

Finally, the development will detract from the present character of the area which is one of the main reasons for living in Cheslyn Hay. Yet another example of removing green space areas which is detrimental to the Parish. Due to shortfalls in other boroughs, it is green belt areas in our parish that will be consumed in order to take the brunt of this development, which amounts to some 640 dwellings out of a total of 4086 required to meet South Staffs quota. That's just over 15.5%.

On a general note it is my understanding South Staffs requirement is 227 dwellings per annum. By my reckoning from 2026 to 2041 that's only 4045 dwellings including the shortfall. Not the 4726 dwellings in the proposals.

Yours Faithfully

A solid black rectangular box redacting the signature of Paul Smith.

Paul Smith