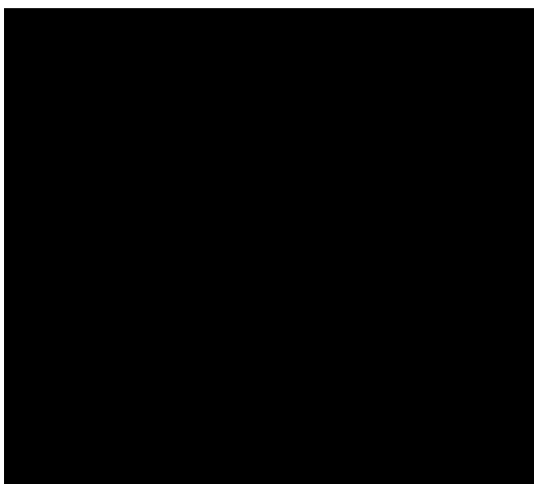


South Staffordshire Council - Local Plan 2023-2041

- My Representation for the Public Consultation by noon 31 May 2024
- Mr Calvert Stonehouse



Date 30.5.24

My representations refer mainly to the content of the LP with references to Penkrige and surrounding district.

1. **Site 036c** - land at Acton Trussell on Boundary with SBC. I understand the duty to cooperate includes Stafford Borough Council as well as the west Midlands Conurbation
 - I cannot see the balance (sense) in the allocation of land to the South of the SBC in open countryside. SBC has boundaries to the north - west and east bordering open countryside. To allow development to the south will be an intrusion into the buffer of countryside toward Brocton and Acton Trussell. It may also be seen as an opportunity to allow further development to the south. SBC appears to be well served by developing large areas of brownfield sites as well as a large tract of open countryside to the north alongside the A34 toward Stone.
2. **Site E30** – land at Dunston - Employment / Commercial – this site is in open countryside but obviously an attraction for development being near the motorway junction 13. Very nearby the former Argos depot has been on the market for some time – without any apparent success.
 - Therefore is there a need for further commercial development in this area at this time.?
3. Land to the North of Penkrige
 - From the history of the Local Plan - the Core Strategy and the Sites Allocation Document (SAD) approved in 2018 - there was NO planned development to the North of Penkrige at that time.

- In the consultation in 2021 of the (first) Local Plan review - the preferred sites were included - with approximately 1029 dwellings – to the end of the Local Plan review period at that time of 2038. The area available for housing was reduced with the approval of the Anaerobic Digester Plant (in site 010).
- However - with the failure of SSC to have a 5 year land bank – a development of 200 dwellings was won on appeal (Bloor – part of site 584). A further small parcel was approved for 24 dwellings (Cameron – no site number).
- With the current LP (review) it is still proposed to allocate 1029 dwellings on a reduced area. It suggests an increase in density for the housing and a reduction in the amount of open space to be provided.
- The total number of proposed housing will be approximately 30% of the size of the present village.
- The sum of dwellings is as follows:-
 - 200 Bloor Phase 1 (Built)(part of 584 site)
 - + 24 Camereon (built)(no site number)
 - + 31(site 420)
 - +1029 Bloor (part of site 584) and St Phillips (site 010)
 - + 88 Cherrybrook (site 005)
 - +80 Boscomoor Lane (006)
 - +81 A34 Stafford boundary (site 036c)
 - = 1533 dwellings in Total proposed.

(the Penkrige Concept Plan – (in the review documents) - shows all the land to North mentioned above - as being included in the future proposals in the LP review)
- I consider this a disproportionate increase in the growth of Penkrige at this time and should be reconsidered!

4. Public open space Penkrige – River Park

- A large tract of land on the River Penk flood plain is proposed as Public Park east of site 010 and included in the St Phillips outline application..
- SSC should have also considered the inclusion of the previously approved Village Park on the flood plain land (application made by the Penkrige Parish Council and approved in 2001)1/00668/COU) in the Local Plan. This could be reserved /safeguarded for future use as Public parkland.

- There is also the opportunity to increase size of the Public Park/ Village park land to the North east to use other fields along the Flood plain to meet up with that is now proposed in the Local Plan proposals.

5. Active travel

- The proposals for the footpath/cycle routes to the village centre are shown to follow the A449 - by the use of the existing carriageway width being reduced to provide a designated footway and cycleway.
- SSC have missed an opportunity to include in the LP a proposal to create a new alternative route across river and the flood plain open space for a footpath/cycleway to reach the village centre and schools via the Teddesley road.

6. New School

- I am not convinced that a new first school is required.
- The existing 3 first schools will continue to have spaces due to the lack of new pupils from the existing dwellings – (aging population.!)

7. The Masterplan. MA1 and SA2

- This was conceived by the developers as a vision and I consider it is inadequate. It has already produced piecemeal developments and may do so in the future. There is no evidence of an agreement that the developers will cooperate to provide the proposals and infrastructure included in the proposed Local Plan.

8. This Local Plan (review) does not appear to address the long term future growth of Penkridge or consider any new settlements. This was included in the previous LP review Consultation in 2021. Nor is there any comment about the likely effects on the local infrastructure and services - by the construction and completion of the West Midlands Interchange - most of which is within the Penkridge Parish Boundary and whose residents are likely to be most affected.