

ACTON TRUSSELL, BEDNALL & TEDDESLEY HAY PARISH COUNCIL



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21st December 2022

Development Control Manager
South Staffordshire Council
Planning Department
Council Offices
Wolverhampton Road
Codsall

Dear Sir/Madam,

**Local Plan Publication Stage. Representation
Site 036c Land west of Cannock Road and south of Hazelstrine Lane , Stafford .**

The Parish Council has considered the South Staffordshire Local Plan: Publication Stage and objects strongly to the inclusion of Site Reference 036c in the proposed Local Plan. We have received representations against the inclusion of this site from local residents and borough and district councillors. Acton Trussell was not identified previously for development in the District Council plans.

In the South Staffordshire Core Strategy Plan Document 2012, the site was designated as Open Countryside and in accordance with Policy OC1 it is stated: **“It should not be used for development of any kind”**. The Policy states: **“The Open Countryside should be protected for its own sake, particularly for its landscapes, area of ecological, historic, agricultural and recreational value”** The Core strategy explains that **“The importance attached to Green Belt and Open Countryside is recognized in Strategic Objectives 1 and is a general principle which underpins the Local Plan”**.

Strategic Objective 2 of the Strategy Plan Document states **“To reinforce the current pattern across South Staffordshire and in particular protect and retain the important gaps between existing settlements”** It should be noted that this is most important in respect of the very large Wildwood Estate which is in Stafford Borough and adjacent to the proposed site. Both South Staffordshire and Stafford Borough residents are most concerned about this site relating to damage to the environment and the coalescence of Acton Trussell in SSDC with Stafford Borough.

The site in question is good quality agricultural land and forms a valuable wild life corridor running down from the upland areas for Cannock Chase to the low level river areas around Hazelstrine. 34 types of birds are seen on a regular basis, together with deer, badgers, bats and hares. It has been farmed very successfully for many years. Development will reduce the environmental amenities and affect the existing wildlife.

The site is within 1 km of the Cannock Chase AONB and affects its surroundings. The site mapping does not indicate the close proximity to the AONB boundary although this was requested in previous consultations. Development on this site would be visible from the AONB particularly if three storey housing is permitted and therefore the setting of the AONB could be detrimentally affected.

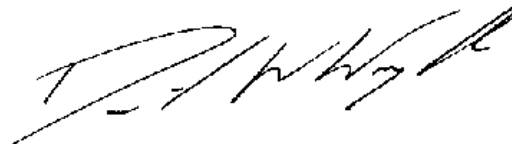
Although SSDC has a duty for cross border co-operation on housing needs, the inclusion of this site has been objected to by Stafford Borough as the site does not demonstrate it would provide appropriate infrastructure to mitigate it's impact. There is no relationship to the existing urban form. The site is remote from any settlement or services in South Staffordshire with the occupiers of the development looking to Stafford to provide the services. This will impact on roads, school and leisure provision in Stafford, which already have a number of capacity issues.

The site is within Acton Trussell ward but totally unconnected to the centre of the parish. South Staffordshire have previously objected strongly when Stafford Borough have attempted to include it in their planning in 1996 and refused an actual planning application when 17/00505/OUT was submitted in 2017. Previous applications have included a larger area of land at this location, from the same developer, and if this development is permitted it must be expected to lead to further creepage and urban spread.

The Parish Council is extremely concerned about the probable increase in traffic along Acton Hill Road and Mill Lane Acton Trussell as residents of any development on this site commute onto the M6 junction 13. This is already a rat-run although a narrow twisting lane without footpaths and it is unsuitable for any more traffic.

I therefore submit the objections of Acton Trussell, Bednall with Teddesley Hay Parish Council

Yours sincerely

A handwritten signature in black ink, appearing to read 'D W Wright', written in a cursive style.

D W Wright
Clerk to Acton Trussell, Bednall & Teddesley Hay Parish Council