



BERKSWICH PARISH COUNCIL

SERVING THE VILLAGES OF
MILFORD AND WALTON ON THE HILL

THE GATEWAY TO CANNOCK CHASE

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Strategic Planning
South Staffordshire Council
Council Offices
Wolverhampton Road
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Wolverhampton
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Dear Sir or Madam

SOUTH STAFFORDSHIRE LOCAL PLAN REVIEW PREFERRED OPTIONS CONSULTATION SITE 036C: LAND AT CANNOCK ROAD, STAFFORD

Berkswich Parish Council **objects** to the inclusion of Site 036C, land at Cannock Road, Stafford for the development of 168 dwellings as a preferred housing allocation in the emerging South Staffordshire Local Plan.

1. The site is shown at p149 in the consultation document as an “urban extension” to Stafford. Paragraph 4.24 of the document accepts that it is remote from the areas of unmet housing need in the Greater Birmingham Housing Market Area which the plan needs to cater for. It also acknowledges that there is no unmet housing need from Stafford Borough. It is unclear how the site can be considered “strategic” (p48) given its location at the northern extremity of the District where it does not adjoin any settlement in South Staffordshire. Its inclusion is therefore illogical and will fail to address the social and community needs of the area. The claim that its development “will ensure the sustainable delivery of non-Green Belt housing land” is both spurious without evidence that no other suitable sites are feasible and inaccurate in view of the environmental and social harm it would create.
2. Allocation of the site would lead to additional traffic along the A34 Cannock Road and add to congestion at the already congested Weeping Cross roundabouts. This would add to the already serious delays and inconvenience experienced by residents of this parish.
3. The allocation would lead to additional pressure on local medical and school facilities outside the local plan area within Stafford Borough which are already operating at or beyond capacity. This will cause further disadvantage to existing local residents.

4. The site comprises a rolling well-treed landscape surrounded by open countryside on three sides on the edge of Stafford. It forms an attractive green, rural setting for the urban area with high visual amenity value, readily visible from surrounding roads and nearby public footpaths within Berkswich parish. Erection of a housing estate here would significantly and harmfully alter the appearance of the site and its contribution to local landscape character in contradiction of proposed policies NB1 and NB4.
5. The site is close to and intervisible with the Cannock Chase AONB. Development of this land as an isolated outward extension of the urban area of Stafford without regard to landform and landscape would be a harmful intrusion into views from the AONB. This is inconsistent with Strategic Objective 11 of the emerging plan – to protect key natural assets such as Cannock Chase Special Area of Conservation.

Berkswich Parish Council seeks that Preferred Options site 036C, Land at Cannock Road, Stafford is deleted from the next stage of the emerging Local Plan.

Yours faithfully

A handwritten signature in black ink, appearing to read 'S Fullwood', is written over a light grey rectangular background.

Mrs Sue Fullwood
Clerk to Berkswich Parish Council