



CHESLYN HAY PARISH COUNCIL

21/12/22

Good afternoon

Cheslyn Hay Parish Council discussed this consultation at a meeting held on the 14th December 2022 and due to the current state of uncertainty and potential changes to the National Planning Policy Framework would prefer the District Council to await clarification in order to reduce the duty to co-operate numbers down to the legal minimum obligation in order to protect the green belt land in South Staffordshire and protect the environment.

Cheslyn Hay Parish Council would like to reserve it's position until all information is clarified.

I enclose a copy of our last comments (December 2021) in relation to site allocation 119a.

Kind Regards,

Melanie Brown

Clerk to Cheslyn Hay Parish Council

Village Hall

Pinfold Lane

Walsall

WS6 7HP

**South Staffordshire Local Plan Review
Preferred Options Consultation
Closing date 13th December 2021**

Cheslyn Hay Parish Council discussed this consultation at a meeting held on the 24th November 2021.

Housing Growth in Locality 3

The report states that the Council has increased the level of growth proposed in this location since the previous Local Plan consultation by proposing some new additional allocations as well as the existing allocated sites and safeguarded land in this area. The delivery of new housing allocations in Cheslyn Hay and Great Wyrley recognises the greater level of services and facilities to support local growth in these villages and the potential for additional allocations to be made to address the acute local need for specialist elderly housing in this location.

Cheslyn Hay Parish Council disputes this comment, Cheslyn Hay and Great Wyrley do not have the infrastructure to accommodate further housing and would like clarification as to what the greater level of services and facilities are available to our Parishes than in other Parishes? An assessment to establish capacity is essential to ensure that the roads, sewers, schools and community facilities can accommodate any additional housing before any further planning permission is granted in both Parishes. Most villagers will continue to

meet their needs outside of the village in nearby Cannock, Walsall, Stafford, Telford and Birmingham.

Cheslyn Hay Parish Council believe that the addition of 4,000 new homes for neighbouring local authorities, as part of the wider housing shortfalls from the duty to co-operate in the Housing Market Area, should be reduced to the legal minimum obligation in order to protect the green belt land in South Staffordshire and protect the environment.

Gypsy and Traveller Allocations

Cheslyn Hay Parish Council would prefer that current pitches are not continually extended and a fairer distribution is made across all 27 Parishes.

Site Reference GT17 (The Stables, Old Landywood Lane) has been allocated 3 additional pitches.

Site Reference GT35 (Rear of 122 Streets Lane) has no authorised pitches and the proposal is to authorise the current 4 unauthorised pitches to be made permanent with 1 additional pitch. Greater enforcement of illegal activity should be provided by South Staffordshire Council to stop the authorisation of retrospective planning permission and any retrospective planning permission should not be awarded with consequences so as to provide a deterrent for retrospective planning applications.

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Sites 119a/b Saredon Road and Site 523 Wolverhampton Road

As in previous consultation responses, Cheslyn Hay Parish Council would like to draw your attention to the following points of concern:-

- Drainage and Flood Risk – Several areas of Cheslyn Hay are at risk of flooding, unfortunately this has been exacerbated by the lack of drain and gully cleaning by Staffordshire County Council for several years, any new development would have major consequences on current flooding issues around Cheslyn Hay. The sewerage system is unable to cope with current demand, as demonstrated from the last housing development of 39 homes built at New Horse Road, where the developer was allowed to build the development without connections to the main sewer.
- Mineral Resources – Etruria mineral formation should be safeguarded on sites 119a/b in Cheslyn Hay.
- Sustainability – Cheslyn Hay Parish could not sustain major developments without serious investment in the road infrastructure and the provision of a link road from the top of Saredon Road to the 'tub' island on Coppice Lane. Saredon Road is now used as a relief road for Lodge Lane and the village is at a standstill when road works are in operation. Cheslyn Hay main roads are unable to cope with the current volume of traffic and would request South Staffordshire Council to arrange for traffic data to be collated and shared from the point at the island at Lodge Lane down to Saredon Road.
- Section 106 Contribution – Cheslyn Hay Parish Council requests South Staffordshire Council to make a contribution, through a Section 106 agreement, for a link road from Saredon Road to Hawkins Drive in order to relieve the traffic congestion.
- Schools – Cheslyn Hay schools service local villages of Great Wyrley, Essington and Featherstone and consideration needs to be given to local residents when allocating

places as additional pressure from housing developments would impact on residents in Cheslyn Hay and displace school places from other communities.

- Green Belt Land – Cheslyn Hay Parish Council objects to the use of green belt land when a large number of brown sites are available, particularly along the A5 corridor.
- Environmental Surveys – Cheslyn Hay Parish Councils experience of Environmental Surveys tend to be 'desk based' or model assessments. The Parish Council would welcome properly conducted assessments with true data gathering.
- Affordable Housing – Cheslyn Hay Parish Council would encourage and welcome affordable housing in the Village, currently young adults often leave the village as they are unable to afford any housing in the place where they went to school and where their parents/family members reside.
- Nearby Parishes – Great Wyrley is our neighbouring Parish and both Parishes share a lot of the infrastructure between the villages, this needs to be taken into consideration when allocating housing development to either Parish.

Melanie Brown – Parish Clerk – Cheslyn Hay Parish Council

3rd December 2021

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