

4110

Object

Document Element: Housing, 6.4**Respondent:** Kinver Parish Council**Date received:** 19/12/2022 via Web**Summary:**

Kinver Development site – 576

Kinver development site – 274

Change suggested by respondent:

Kinver development site – 274

This site was released from Green Belt under a previous plan and is now land safeguarded for building. The current site consists of two meadow fields, the slightly northern one fronting White Hill has received outline planning consent for 38 dwellings (20/00621/OUT). The plan identifies a proposal to allocate a minimum of 82 dwellings on the southern of the two fields. Both fields are of similar sizes, the southern field is particularly sensitive; it shares a long boundary with the National Trust Kinver Edge nature reserve and is bisected west to east by a public right of way which forms part of the iconic Staffordshire Way.

It is our view that the housing allocation for the second phase of a minimum of 82 dwellings is too high for this site. We would seek assurances that the landscape character of the Staffordshire Way is not jeopardised by this development and the environmental impact on the adjacent nature reserve is carefully mitigated. We have mentioned elsewhere the landscape value of this site in the open countryside views to and from Kinver Edge and seek careful mitigation of the impact of the development of this site.

Kinver Parish Council would not want to see the loss of the public right of way crossing the site but would be willing to consider some realignment/diversion of the Staffordshire Way within the parish utilising other existing rights of way to help maintain Kinver as a popular walking destination.

There remain significant concerns regarding the development of both phases of site 274 and its impact on traffic movements at the White Hill-Potters Cross junction. This junction is especially important for school traffic using the nearby Kinver High and Brindley schools, and we hope that any proposed scheme for the second phase of the development includes plans for how traffic to and from the site can be managed.

Kinver Development site – 576

We refer to our previous observations on the necessity test for Green Belt releases not being met.

Site 576 offers a small development with an identified area of 'Green Infrastructure'. We refer to our previous observations regarding Green Belt Compensatory Improvements and that any proposals should be designed in collaboration with local conservation bodies.

In many respects we recognise that this site creates a more consistent settlement boundary. We would seek to understand the future of the small triangle of land to the West of the development. This small area is excluded from both house building and green infrastructure, but due to its size and shape will be unmanageable for farming.

Currently this site is in continuous use for agriculture, and we remain concerned about the loss of productive farming land on national food security.

This site, like most in or around Kinver will require careful consideration of its impact on the Mill Brook/River Stour flood risks.

We recognise that much of the vehicular traffic from this development will exit the village towards the Hyde Lane/Bridgnorth Road junction. This junction may require improvements if the traffic flows through the junction continue to increase.

Legally compliant: Yes**Sound:** No**Comply with duty:** No**Appear exam:** Written Representation

Attachments: None