



# CHESLYN HAY PARISH COUNCIL

## **South Staffordshire Local Plan Review Consultation Closing date 12 noon 31<sup>st</sup> May 2024**

Cheslyn Hay Parish Council discussed this consultation at a meeting held on the 15<sup>th</sup> May 2024 and believe that the planning sites listed below are unsound due to the Tier 1 Village classification allocated by South Staffordshire Council :-

Site Reference 119a	Land adjoining Saredon Road
Site Reference 523	Land east of Wolverhampton Road
Site Reference 136	Land at Landywood Lane (bordering Cheslyn Hay Parish)
Site Reference 730	Fishers Farm

### **Tier 1 Villages**

Cheslyn Hay Parish Council dispute Cheslyn Hay's designation as a Tier 1 Village due to the lack of infrastructure and local services in the Parish. We request clarification of the criteria used in arriving at this designation and more specifically the detailed results of the analysis carried out that determines Cheslyn Hay to have a greater level of services and facilities in comparison to other Parishes within South Staffordshire?

Contrary to policy EC8, the parking provision around the High Street is inadequate and Station Street is often at a standstill due to inappropriate parking, any increase in residents will exacerbate this issue.

Due to the close proximity of the villages any housing developments in either Parish impact on the amenities for both Parishes, this needs to be taken into consideration when allocating sites to either Parish.

The Parish Council believe that delivering 60.6% of the housing delivery split between three areas is totally unfair and the housing should be fairly distributed across all the villages in South Staffordshire.

### **Local Services and Facilities**

Cheslyn Hay does have local doctors and dentists but whether this is sustainable given the volume of extra residents is questionable. We do not have a thriving High Street like some Parishes. There is no local bank or post office, the nearest post office is in Great Wyrley and the elderly are unable to walk to this facility and there is no local bus service to access this service contrary to policy EC12. Most villagers continue to meet their needs outside of the village in nearby Cannock, Walsall, Stafford, Telford and Birmingham.

Site allocations in Cheslyn Hay are contrary to policies EC8, HC14, HC15, HC17 and HC19 and a thorough 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.

## **General Comments for All Sites**

### **Green Belt Land**

The Parish Council believe that all green belt land should be protected and object to any green belt land being used in Cheslyn Hay when there are still brown field sites available which could be allocated. There is very little green space left in Cheslyn Hay now with the exception of Cheslyn Hay recreation grounds which are owned by Cheslyn Hay Parish Council and Sutherland Road open space which is owned by South Staffordshire Council.

We emphasise the importance of protecting the limited remaining green belt space in Cheslyn Hay.

### **Drainage/Sewerage Systems**

Contrary to policy EC11, the existing Victorian drainage and sewerage system is not fit for purpose for increased housing stock as evidenced by flooding issues at several locations in Cheslyn Hay in particular at the points listed below. Increasing housing in the village would only serve to exacerbate this issue.

- Wolverhampton Road
- Saredon Road
- Littlewood Lane
- Landywood Lane
- Coltsfoot View
- Coppice Lane (tankers regularly on-site to collect and re-distribute matter)

Other areas are at risk of flooding due to the lack of drain and gully cleaning in the village.

### **Sustainability**

Contrary to policy EC12, Cheslyn Hay Parish could not sustain major developments without serious investment in the road infrastructure, Saredon Road is now used as a relief road for Lodge Lane. There is only one road through the village which also operates a one-way system and this is at a standstill at 'pinch points' during the day and when roadworks are in place.

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 in Cheslyn Hay.

### **Schools**

Cheslyn Hay schools service other Locality 3 villages and consideration needs to be given to local residents when allocating places. Residents dispute that there are sufficient places for all Cheslyn Hay children and the additional pressure from housing developments would displace cheslyn hay children to other Parishes (contrary to policy HC15).

## Erosion of Parish Boundaries

The approval of site reference 136 at Landywood Lane has now eroded the Parish boundary between Cheslyn Hay and Great Wyrley and the nine sites allocated for both Parishes will further erode the parish boundaries on all sides.

## Affordable Housing

If any sites are approved 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. Similarly, accommodation suitable for downsizing and bungalows are required in the Parish for an ageing population.

## **Comments on Sites for Development**

### **Site Reference 119a – Land adjoining Saredon Road**

*Mineral Resources* – Etruria mineral formation should be safeguarded on sites 119a/b in Cheslyn Hay.

### **Site Reference 523 – Land East of Wolverhampton Road**

*Environmental Impact*- As well as local residents there is an allotments site, two schools and a leisure centre nearby and any works taking place over a prolonged period will create dust and particles which will have a negative impact on all concerned.

*Highway Safety* – This is already a busy road with an increased HGV activity due to the adjacent quarry. This road is often congested at school and peak work times and access will be an issue leaving the new housing estate causing road safety issues. Emissions from vehicles would have a significant adverse impact on residents surrounding this site.

*Residential Amenity* – The houses along the Wolverhampton Road are essentially a mix of cottages and individual builds, the introduction of a new housing estate will be out of character with the existing area.

### **Site Reference 136 – Land at Landywood Lane and Site Reference 730 Fishers Farm**

This land was at one time an open cast mine and there are alleged issues relating to the stability of the site which need to be considered.

This particular development would create significant urban sprawl between the two villages effectively closing the parish boundaries between the two villages and leading to loss of identity for both villages.

Protected species have been identified in this area along with urban wildlife which would all lose their natural habitat should this site be approved.

This site will lead to over-development and density issues for both villages and the inability to support the additional dwellings in term of infrastructure.

Landywood Lane is susceptible to flooding, removing green belt land and adding housing stock would result in the water being unable to soak away, creating additional flooding issues. This would be a very serious flood risk to the residents and business properties downstream of Wyrley Brook.

### **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, together with stricter enforcement of existing regulations where pitches are extended or altered without prior permission.

### **Conclusion**

Cheslyn Hay Parish Council urges South Staffordshire Council to consider the concerns raised in this response and revise the Local Plan accordingly. We do not believe the current local plan proposed for Cheslyn Hay constitutes sustainable development and feel that the current proposal is harmful to the character and environment of the village of Cheslyn Hay.

Melanie Brown – Parish Clerk – Cheslyn Hay Parish Council

23<sup>rd</sup> May 2024