

From: Craig Perkins
Subject: Re: South Staffordshire Local Plan Examination
Date: 5 January 2025 at 20:50:23 GMT
To: Louise St John Howe <louise@poservices.co.uk>

Hi Louise

Thank you for getting in touch, we do have some big issues with the development that is planned in the field next-door.

1, The developer wants to do this development only to allow access to neighbouring fields later on to destroy more green belt land and raise greater profits.

2, The current proposal does not meet the environmental criteria

set out by the government / council, to achieve this the developer would need to be developing the original proposed land, a portion of which has been acquired by another land owning company looking to cash in from Bellway Homes in the hope that they need to develop the whole safeguarded land area.

3, The planned development looks to build a 2m wide footpath across the front of my property, land which they nor the council own and we believe defaults to our property as our property is the nearest to it and has maintained this portion of land for a number of years.

4, Bellway Homes are looking to install an electrical transformer adjacent to our boundary, on some plans this is showing less than 2m away from our boundary, I am also concerned how they are going to be obtaining the power supply to feed this transformer as the power cable is central to our boundary hedge which is most certainly on our property. This then travels up a telegraph pole before moving overhead towards the site. The transformer could easily be moved to the opposite side of the planned development as there is already an access track located there and a telegraph pole where the supply can be taken from. The transformer would also be further away from neighbouring properties reducing the risk of noise and other

concerns regarding the location of such devices.

5, The addition of 32 properties to the area would not make any difference to any housing crisis, there are a lot more than 32 properties of all shapes and sizes currently available for purchase advertised in local estate agents windows in the area. If there is such demand these properties would be snapped up. Although the property market has started to move houses in this area still remain on the market for quite some time. The developer is not looking on building affordable housing, only the bare minimum ones that they are forced to build.

6, There is a brownfield site of a similar size located a short distance further on the same road, the development could be built on this which would improve the location rather than destroy another easy to develop greenfield green belt site which would be another area of land lost forever.

I look forward to hearing back from you regarding the above points in the very near future.

Regards

Craig Perkins