

APPEAL REFERENCE NO. APP/C3430/C/21/ 3283004 : Teddesley Road ST19 5RH

Hearing Statement issued by Appellant MR John Ireland in connection with the above Appeal:

Mr John Ireland and his family moved to the South Staffordshire Area of Penkridge attracted by both the friendly village community and the opportunities of continued long term business and work opportunities but also to be in close proximity of his extended family [REDACTED]
[REDACTED]
[REDACTED]

As confirmed and detailed in South Staffordshire Council's Local Plan Review November 2021 Preferred Options Consultation Mr Ireland was encouraged by the attitude of the Council towards the much needed housing and employment requirements of the area. Mr Ireland was aware of the on going requirement for new gypsy and traveller pitches as identified in previous years (*see Appendix 2*) As stated in Chapter 4 of the said review South Staffordshire Council as a requirement of the Local plan need to assess and plan to meet the housing needs of different groups of the community, including Gypsies, Travellers and Travelling Show people. It is Mr Ireland's position that the plan should make provision for both he and his family as well other traveller families who in his opinion meet the definition of Gypsies and Travellers and Travelling Show people set out in the Government's Planning Policy for Traveller Sites 2015. (*see Appendix A for information and reference*)

Mr Ireland moved onto the site at Teddesley Road which in his opinion represented an ideal location for a travelling community. Contrary to unsubstantiated claims made by third parties the existing site entrance and the strip of land which lines up with the single storey structure did in fact have a layer of imported roadstone hardcore which had been over grown with shrub and weed. Mr Ireland has organised to have this vegetation scrapped back and the existing hardcore regulated and trimmed up to an even level. The concrete hardstanding to the front and side of the single storey structure was existing and no additional works have been carried out (*see Appendix 7 Record photographs*). In the meantime Mr Ireland has also attempted to find a suitable temporary pitch within the surrounding area to locate his family – but all to no avail as all of his exhaustive attempts ended with no success due to the non- availability or lack of pitches (*see Appendix 3*)

Mr Ireland has made enquiries with local utility providers regards bringing mains service's into the site which will involve considerable expense. In the meantime Mr Ireland receives temporary water from adjacent land owner and generates power for the site from a silenced 40KVA generator. Temporary chemical toilets are available for on going use and a changeable waste skip is on hand for the collection and removal of 'domestic' refuse waste (*See Appendix 4 for reference*)

Mr Ireland has made a concentrated effort to become an established member of the local community and is well thought of and respected by many. (*See Appendix 5 for information*)

For the above reasons put forward Mr Ireland has equitable grounds on which to Appeal South Staffordshire Council's previous course of action and allow him remain on site and to instruct and submit and progress appropriate planning applications for the site at Teddesley Road .

Produced on behalf of Mr John Ireland by:

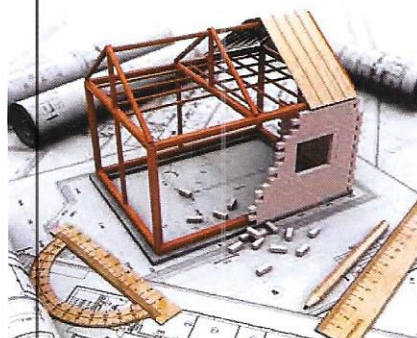
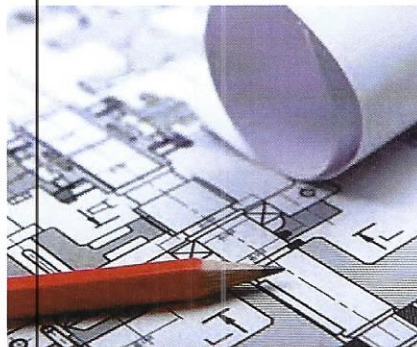
Mr Andrew Harris MRICS Dated 15/12/21



South Staffordshire Council

Local Plan Preferred Options

November 2021



Further information can be found at
www.sstaffs.gov.uk



A New Development Strategy for South Staffordshire 2018-2038

The Local Plan Review

Preferred Options

November 2021

Foreword

It is vitally important that we set a planning framework for the future of South Staffordshire to provide much needed housing and employment for our growing population. We know that our residents care about the communities in which they live and want to help shape our villages for future generations.

Members have driven the development of the new Local Plan for South Staffordshire and we are now consulting on the Preferred Options stage. The Preferred Options sets out sites for housing and employment and for pitches for our Gypsy and Traveller community. The plan will cover the period from 2018 up to 2038 and aims to provide for the needs of our own residents here in South Staffordshire, and some housing for our neighbouring authorities under our legal Duty to Cooperate.

This consultation sets out preferred sites based on robust planning evidence with infrastructure at its heart. We know that there are significant challenges in meeting national requirements, and providing new homes for our local communities, whilst protecting our Green Belt wherever possible.

The Government is pressing all planning authorities to make good progress with Local Plans, in advance of possible reforms to the planning system, and we need to have ours in place by 2023. Although this is a very important stage of consultation, changes can still be made to the plan and there will be a further consultation next year.

Your views can help us to shape the future of South Staffordshire and means we can build on our strong track record of providing affordable homes and jobs and will bring about new or improved local services and facilities and public open spaces.

Please let us have your views by responding to the consultation.



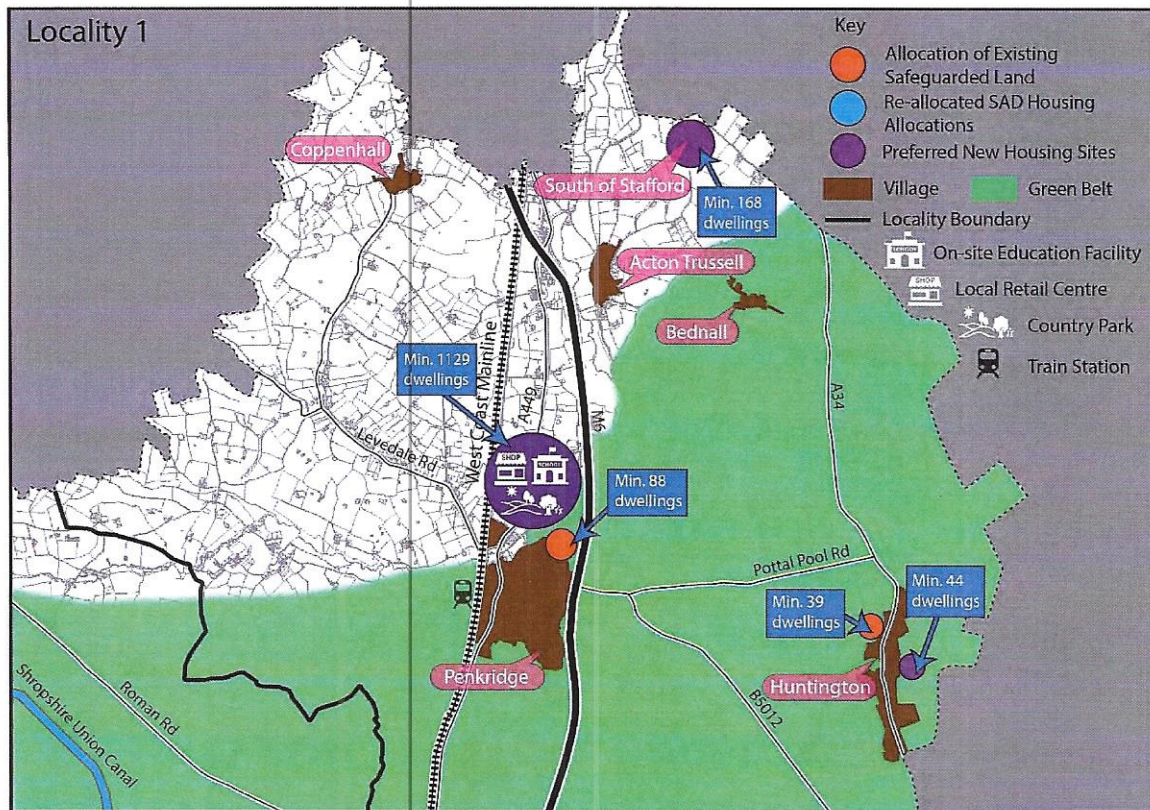
Councillor Terry Mason
Cabinet Member for Planning and Business Enterprise

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Housing growth in Locality 1

- 4.21 The diagram below summarises where new housing growth will be delivered in Locality 1 (the north of the district).



Penkridge

- 4.22 Housing growth in this part of the district will be driven by a large-scale extension in the Open Countryside to the north of Penkridge. This larger scale development will deliver significant housing growth alongside a mix of other uses, including a new first school, local retail and a country park. This recognises the recommendations for a large-scale extension north of Penkridge in the GBHMA Strategic Growth Study, the non-Green Belt land available in this area of the village and the greater level of services and facilities in Penkridge compared to other villages in the district, including a railway station. The Council has increased the level of growth proposed in this location since the previous Local Plan review consultation to ensure the delivery of sustainable non-Green Belt land in this location is maximised, and to ensure that the necessary infrastructure to support housing growth in this area can be delivered.
- 4.23 The delivery of the existing non-Green Belt safeguarded land in the village will also be brought forward, to ensure that sustainable non-Green Belt sites in the district are delivered.

Southern Edge of Stafford (A34 corridor)

- 4.24 This location will not be a focus for larger-scale housing growth. This recognises the sensitive landscape and potential highways concerns that larger scale growth in this

location could cause, as well as the lack of unmet housing needs in Stafford and the location's remoteness from areas of unmet needs in the wider GBHMA. Instead, a smaller scale extension to the adjacent town of Stafford will be delivered in this area, which will ensure the sustainable delivery of non-Green Belt housing land in the district.

Huntington

- 4.25 Housing growth in the village will be delivered through limited land release alongside the delivery of the safeguarded land identified adjacent to the village. This approach balances the sensitive landscape in the area surrounding the village, including AONB, the extent of Green Belt land in this area and the relative reduced level of services and facilities in Huntington compared to other settlements in the district.

Gypsies and Travellers

- 4.48 It is also the requirement of the Local Plan to assess and plan to meet the housing needs of different groups of the community, including Gypsies, Travellers and Travelling Showpeople. The Government's Planning Policy for Traveller Sites (PPTS) 2015 details how travellers' housing needs should be assessed for those covered by the definition in Annex 1 of that document. The focus of Gypsy and Traveller and Travelling Showpeople policies in this plan is therefore to make provision for those traveller families that meet this definition of Gypsies and Travellers and Travelling Showpeople set out in the PPTS, with the needs of those not meeting this definition met through general needs housing policies.
- 4.49 In line with national policy the needs for families have been assessed through the Gypsy and Traveller Accommodation Assessment (2021) and Pitch Deliverability Study (2021). This evidence demonstrates that need is being generated by existing families. Some of this is current need as a result of being on an unauthorised pitch and overcrowding. However, the vast majority of need is generated through household formation derived from the demographics of residents and teenagers on site needing a pitch of their own within the next five years.
- 4.50 Due to this, our strategy for new Gypsy, Traveller and Travelling Showperson provision will be to continue to deliver privately owned sites/pitches to meet existing family needs. The evidence supports an approach therefore of looking to allocate existing temporary or unauthorised sites to permanent (subject to other planning considerations) and looking to intensify and extend existing sites to meet identified family need, rather than allocating wholly new sites that may have been suggested by non-travellers, and where deliverability is more uncertain. This approach will see the continued concentration of traveller pitches where sites have historically been consented on appeal in the north of the district predominantly along the A449 and A5 transport corridors. Notwithstanding this, other than those considered through the Pitch Deliverability Study, **the Council does not currently have alternative site options suggested by third parties where an alternative strategy of dispersing new pitch allocations more widely across the district could be tested.** As part of the consultation, we are asking the question (see Question 9) of whether there are other site options to test an alternative approach

Employment

- 4.51 It is the role of the Local Plan to plan for employment growth in the district over the plan period taking account of the evidence of need and the existing supply of employment land. To inform this we published our Economic Development Needs Assessment (EDNA) in 2018 that set out a number of scenarios for future employment needs over the plan period. In line with the Planning Practice Guidance (PPG) requirements, the EDNA also undertook an analysis of South Staffordshire's Functional Economic Market Area (FEMA) and identified South Staffordshire as being in the same FEMA as Cannock Chase district, Dudley, Walsall and Wolverhampton.
- 4.52 The EDNA 2018 identified a need for South Staffordshire of 67ha under 'growth scenario 1 – past completions'. This represented a business-as-usual approach, although did project forward an element of sub regional employment sites that came forward as Regional Investment Sites. Under a higher growth scenario, 'growth scenario 2 – past completions and growth (GVA)' the EDNA identified a need for 86ha.

Gypsy and Travellers

- 5.8 As detailed in Chapter 4, the strategy for new Gypsy, Traveller and Travelling Showperson provision is to meet the needs of existing families that meet Planning Policy for Travellers Sites (PPTS) planning definition, as identified by the GTAA 2021 by continuing to deliver privately owned sites/pitches. The evidence supports an approach therefore of looking to allocate existing temporary or unauthorised sites to permanent (subject to other planning considerations) and looking to intensify and extend existing sites, rather than allocating wholly new sites that may have been suggested by non-travellers. It is currently not possible to test an alternative strategy of dispersing new pitch allocations more widely across the district due to a lack of site options, however we welcome views on whether there are any alternative approaches that have not been considered.
- 5.9 The GTAA identified a need for 121 pitches over the plan period for those families that meet the planning definition of Gypsies and Travellers. Where possible, the Local Plan proposes to allocate pitches to meet our families 5 year need, as reflected in the GTAA 2021 and Pitch Deliverability Study 2021. Future pitch provision beyond the 5 year requirement (including Travelling Showperson needs) will come through the Development Management process with proposals considered against a criteria based policy (see Chapter 6 – Policy HC8). Policy HC8 and any other relevant policies (e.g. DS1: Green Belt) will also be the mechanism through the Development Management process for considering those families/individuals with an identified need but do not meet the planning definition of a Gypsy, Traveller or Travelling Showperson. A need of 24 pitches over the plan period for those not meeting the planning definition was identified in the GTAA 2021.
- 5.10 Proposed allocations are informed by the Council's Pitch Deliverability Study 2021 that identifies family need, engages with families to explore what options they have, including amendments to site layout. Due to site constraints identified in the study, the current 5 year need (72 pitches) for families that meet the planning definition could not be met on all existing sites. The assessment identifies 42 deliverable pitch options which we propose to allocate. The red line boundaries of the sites have been informed by an assessment of capacity considering site licencing requirements and the land needed for access/turning and amenity buildings. Proposed allocations are set out below:

SA6: Gypsy and Traveller Allocations

Gypsy and Traveller pitches are allocated at the locations set out in the table below to meet identified family needs.

The new pitch allocations must be located within the red line boundary of the site as shown in Appendix D.

Site	Site ref no.	Total no. pitch allocations	Proforma page number
New Acre Stables, Penkridge	GT01	4	160

Granary Cottage, Slade Heath	GT05	1	155
The Spinney, Slade Heath	GT06	2	157
The Bungalow, Coven	GT07	3	156
Brinsford Bridge, Coven Heath	GT08	7	153
Brickyard Cottage, Essington	GT14	2	152
The Stables, Upper Landywood	GT17	3	158
Park Lodge, Wombourne	GT18	1	161
Glenside, Slade Heath	GT23	1	154
Kingswood Colliery, Great Wyrley	GT32	8	162
Fair Haven, Cross Green	GT33	4	159
Anvil Park, Essington	GT34	1	151
122 Streets Lane, Great Wyrley	GT35	5	163

All sites are existing established sites or direct extensions to these and are often in remote rural locations and washed over by the West Midlands Green Belt. As an exception to the planning policies relating to the location of Gypsy and Traveller pitch provision in the Green Belt, pitches identified in the Green Belt through the Local Plan will be acceptable in principle where planning applications are submitted for the specified number of additional pitches allocated in the Local Plan.

Planning applications on these sites will need to be in accordance with the criteria in Policy HC8, any site-specific planning requirements set out in Appendix D, and any other mitigation which is deemed necessary through the development management process. Proposals should be consistent with other Development Management policies in the Local Plan.

Question 9:

A) Do you support the proposed pitch allocations in Policy SA6? Yes/No

Please reference the site reference number (e.g GT01) for the site you are commenting on in your response.

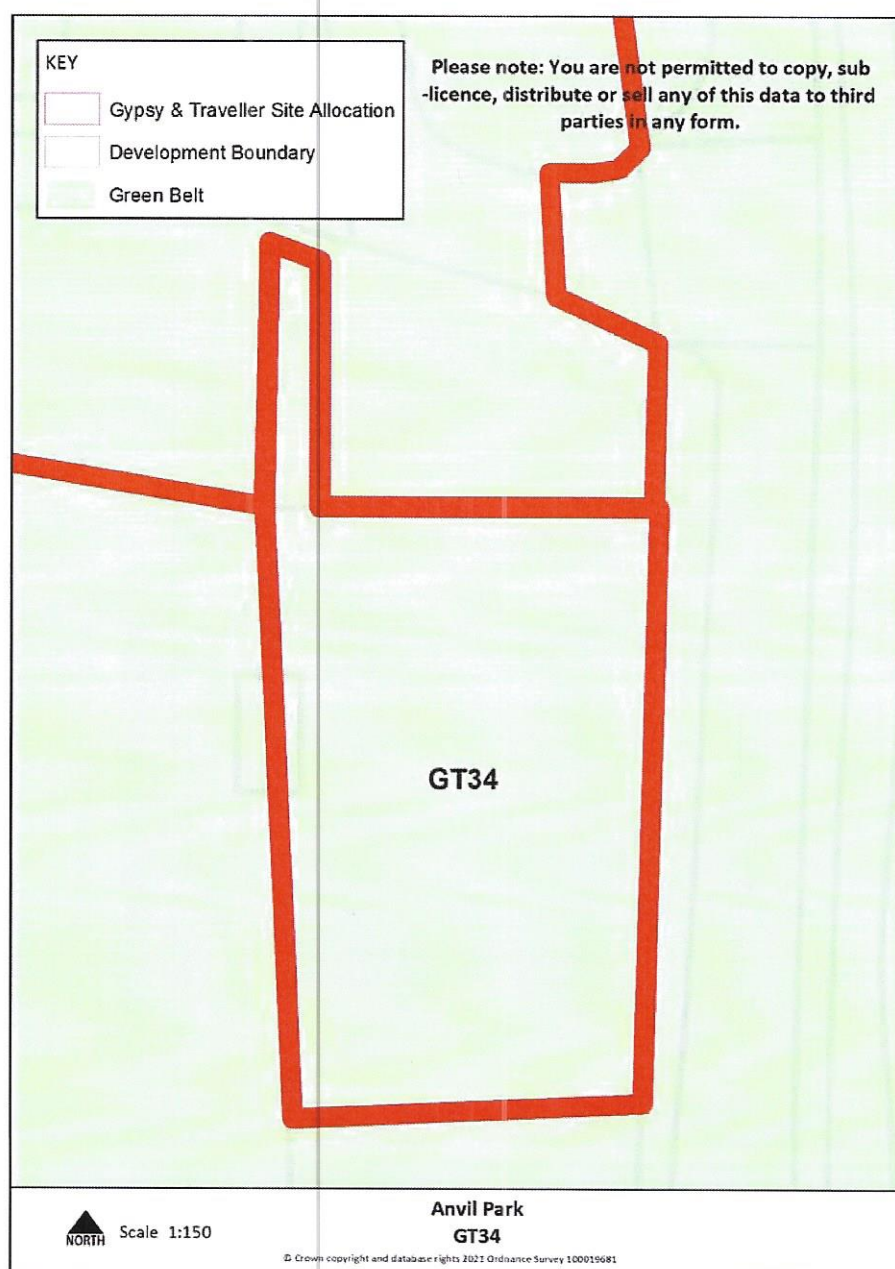
B) Is there another option for meeting our gypsy and traveller needs, including any alternative site suggestions that could be considered? Yes/No

Please provide details, including a plan for new site suggestions

Appendix D

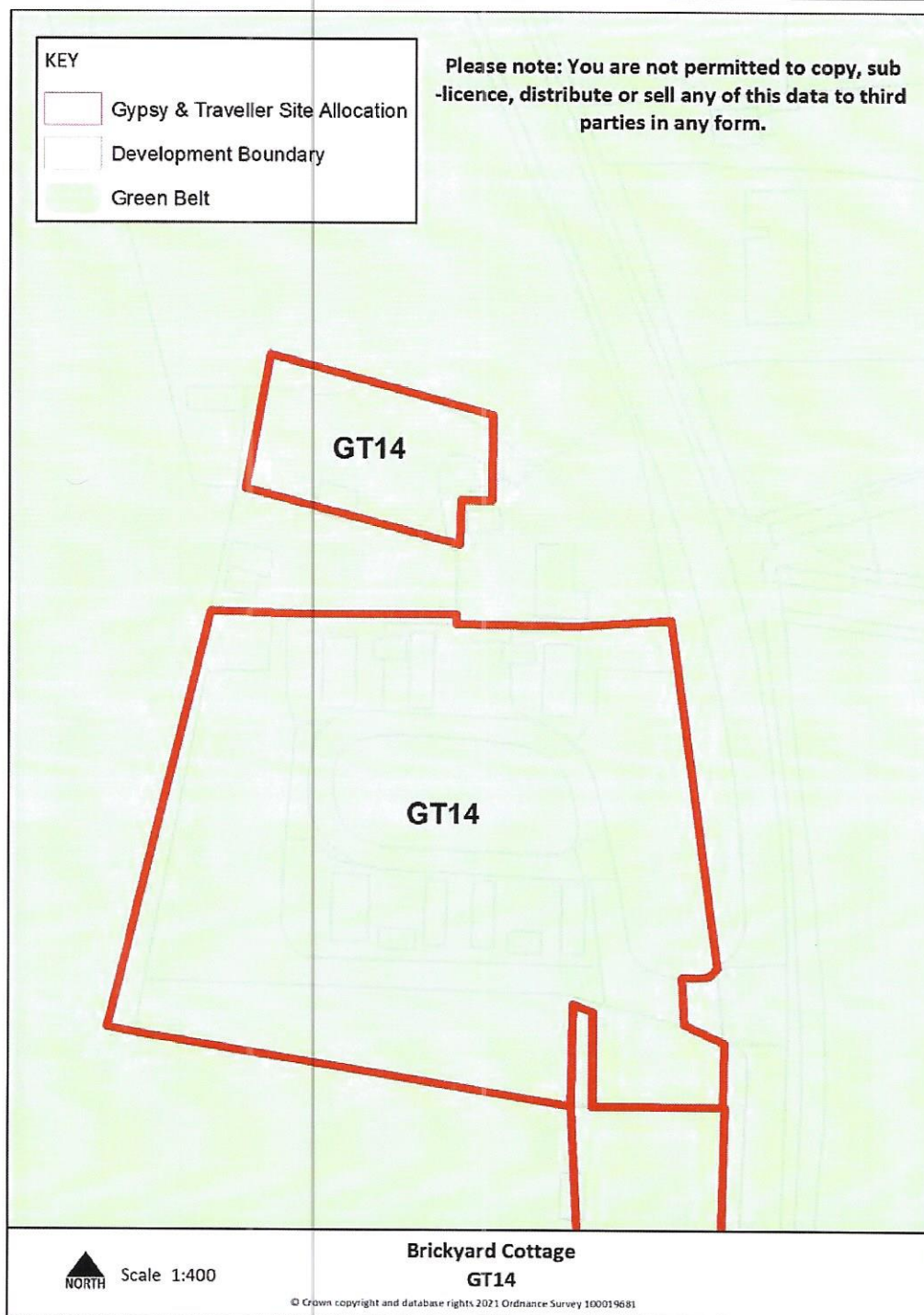
Gypsy and Traveller allocation maps and proformas

Site reference	GT34	Site name	The Paddock
Number of pitches (May/June 2021)	2 authorised	Address	Anvil Park (South of Brickyard Cottage), WV11 2RD
Proposed allocation	1 additional pitch within site boundary	Pitch need (2021-2025)	1
Site area (m2)	1,065	Proposed use	Gypsy and traveller site



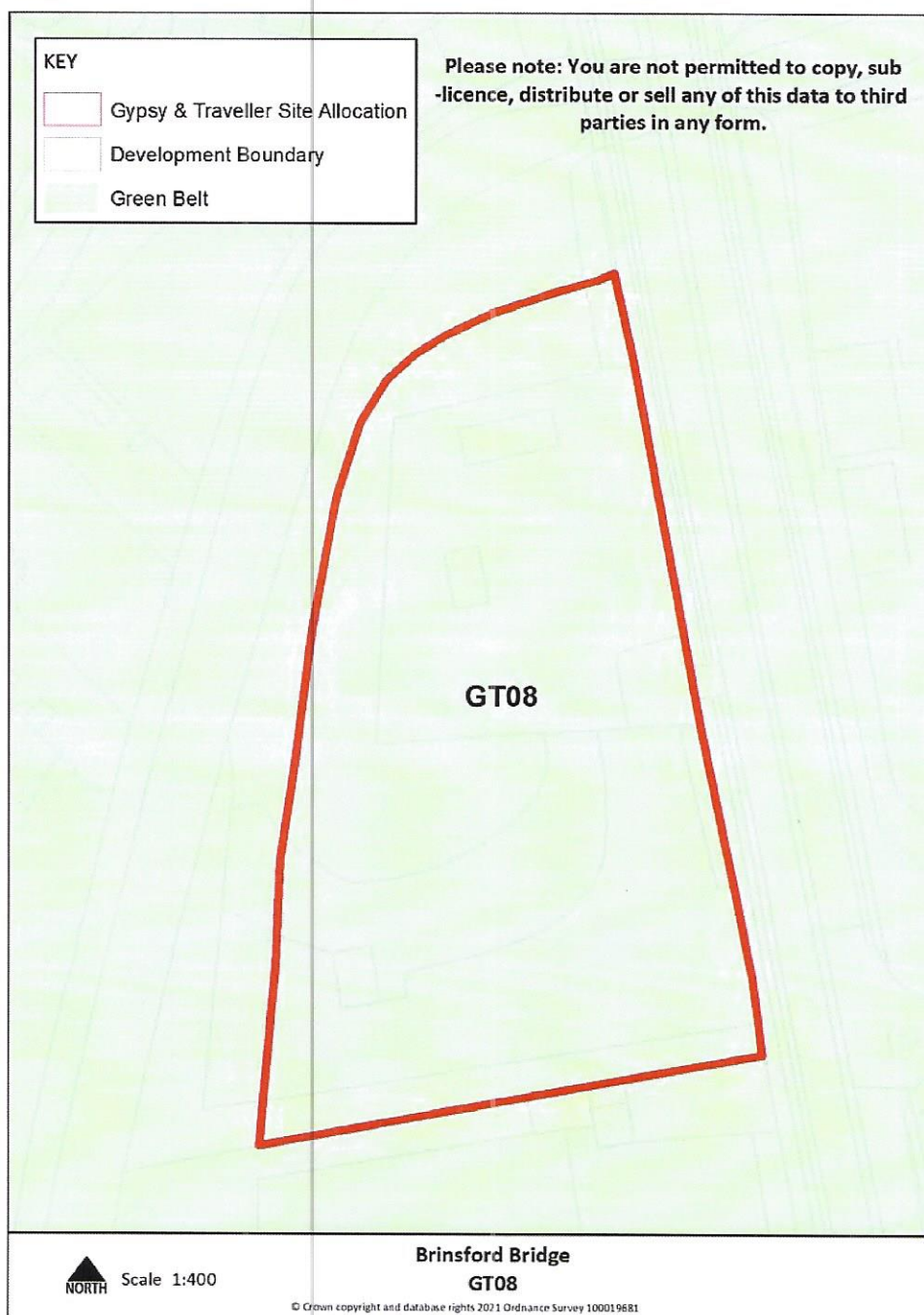
Proposed access	Provide vehicular and pedestrian access via Bursnips Road through Brickyard Cottage.
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Site reference	GT14	Site name	Brickyard Cottage
No. authorised pitches (May/June 2021)	10	Address	Land at Bursnips Road, Essington
Proposed allocation	2 additional pitch within site boundary	Pitch need (2021-2025)	2
Site area (m2)	8530	Proposed use	Gypsy and traveller site



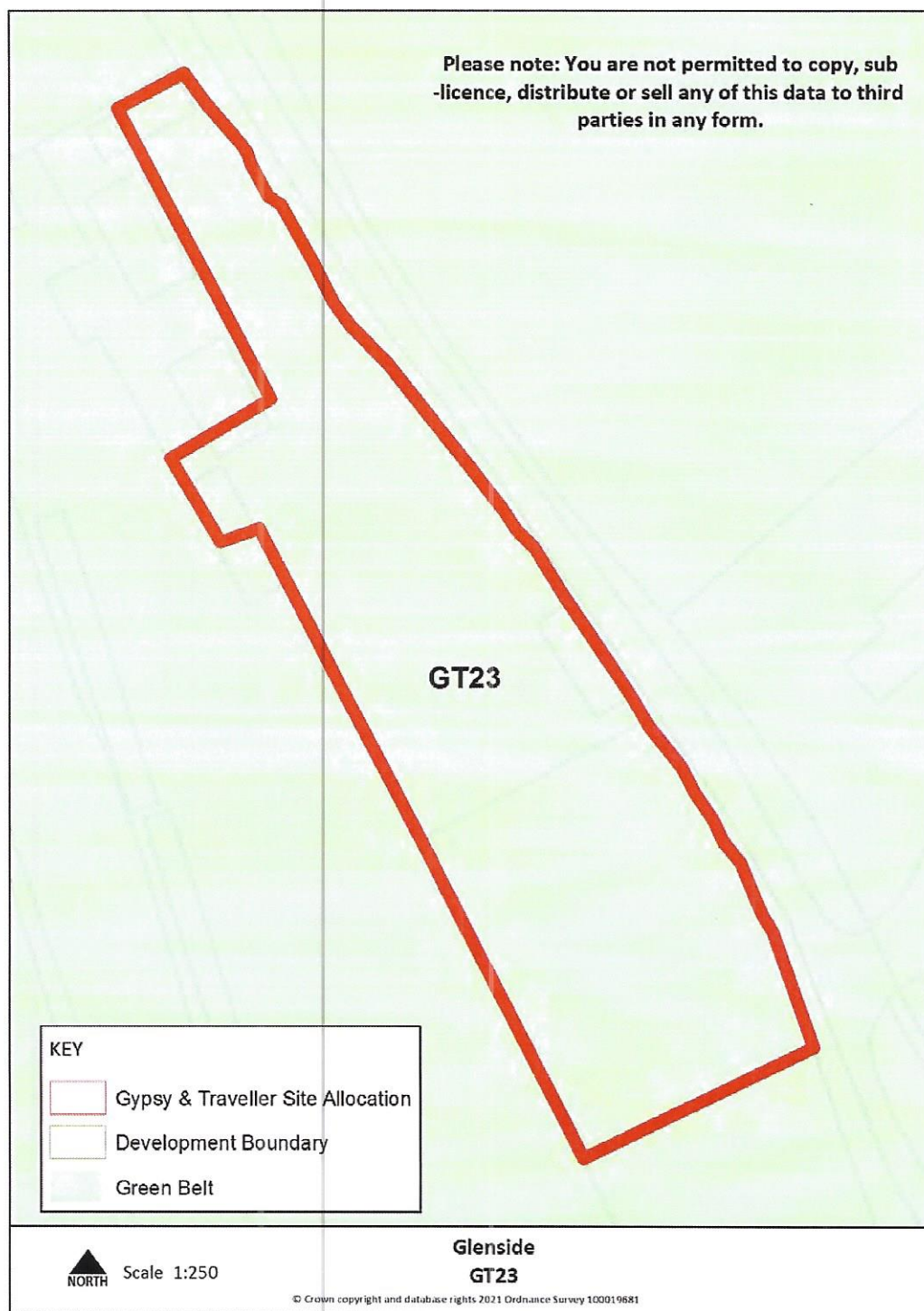
Proposed access	Provide vehicular and pedestrian access via Bursnips Road through Brickyard Cottage.
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Site reference	GT08	Site name	Brinsford Bridge
No. authorised pitches (May/June 2021)	2	Address	Stafford Road, Coven Heath
Proposed allocation	7 pitches (6 pitches on a site extension and 1 unauthorised pitch to permanent)	Pitch need (2021-2025)	7
Site area (m2)	8,695 (authorised), 2,870 (unauthorised)	Proposed use	Gypsy and traveller sites



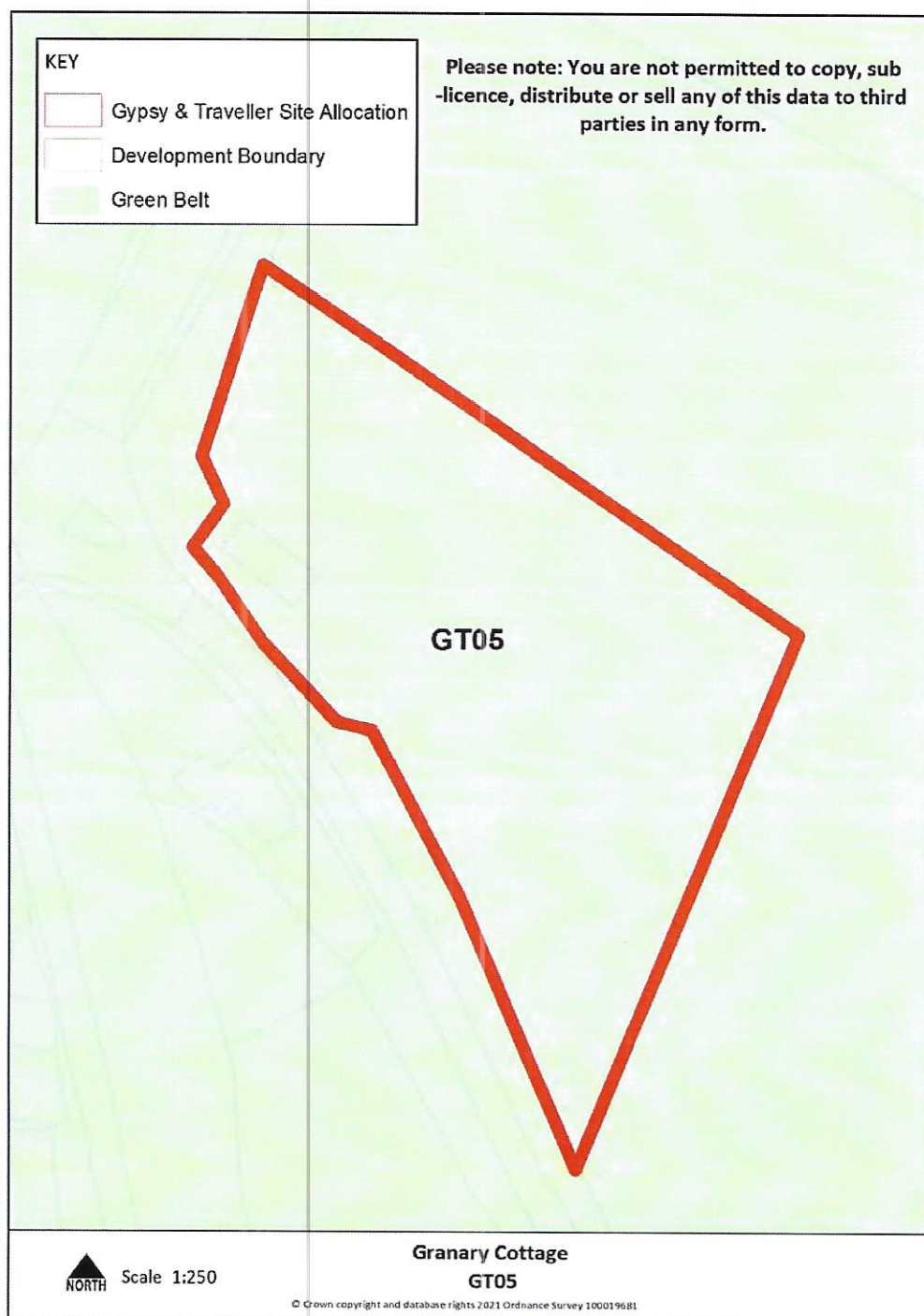
Proposed access	Provide vehicular and pedestrian access via Stafford Road
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Site reference	GT23	Site name	Glenside
No. authorised pitches (May/June 2021)	2	Address	Dark Lane, Slade Heath
Proposed allocation	1 unauthorised pitch to permanent	Pitch need (2021-2025)	1
Site area (m2)	2,725	Proposed use	Gypsy and traveller site



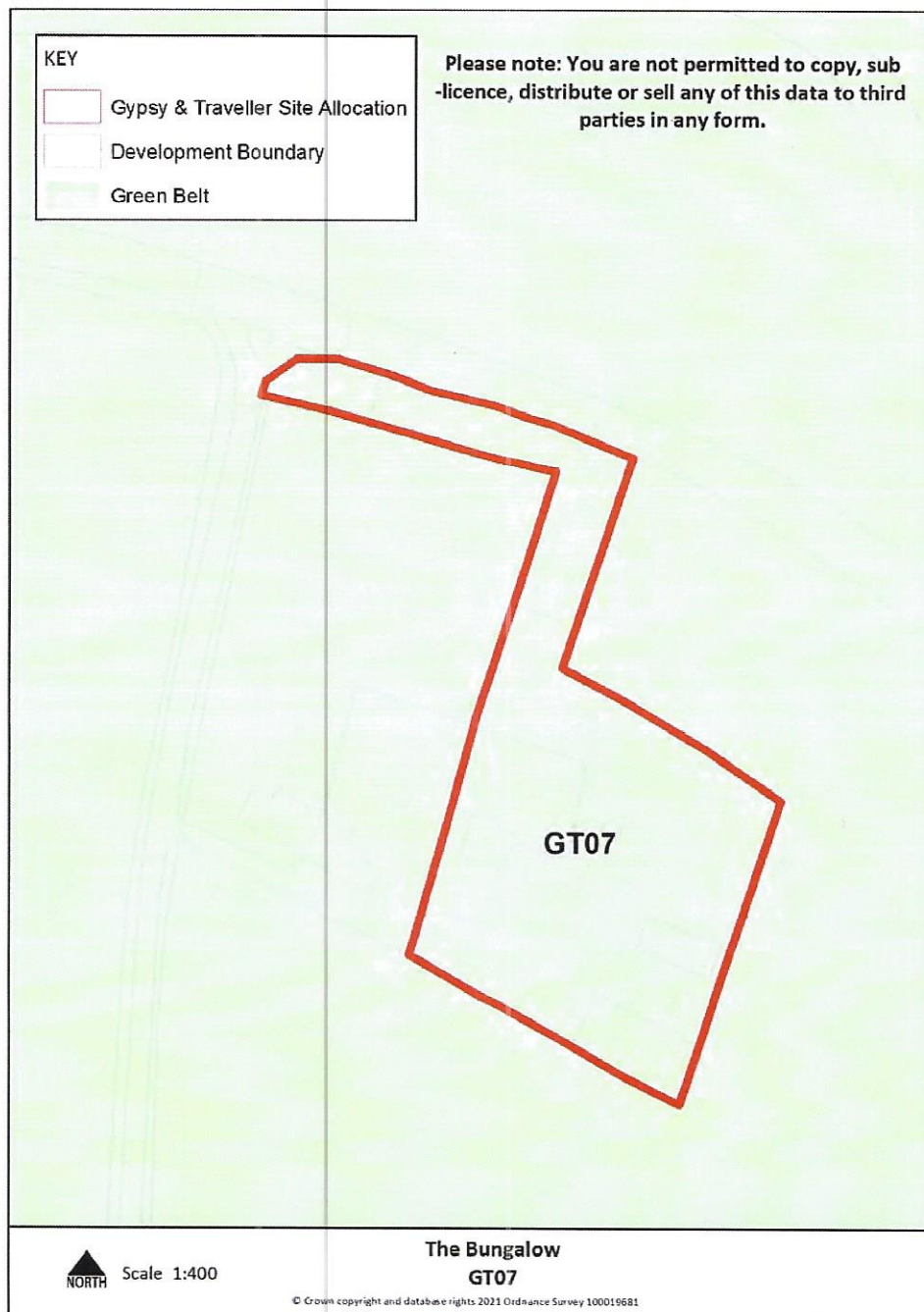
Proposed access	Provide vehicular and pedestrian access via Dark Lane.
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Site reference	GT05	Site name	Granary Cottage
No. authorised pitches (May/June 2021)	1	Address	Dark Lane, Slade Heath
Proposed allocation	1 unauthorised pitch to permanent	Pitch need (2021-2025)	1
Site area (m2)	2785	Proposed use	Gypsy and traveller site



Proposed access	Provide vehicular and pedestrian access via Stafford Road
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Site reference	GT07	Site name	The Bungalow
No. authorised pitches (May/June 2021)	6	Address	Brewood Road, Rock Bank, Coven
Proposed allocation	3 additional pitches within site boundary. NB: 2 of these pitches have permission but are unimplemented	Pitch need (2021-2025)	5
Site area (m2)	3895	Proposed use	Gypsy and traveller sites



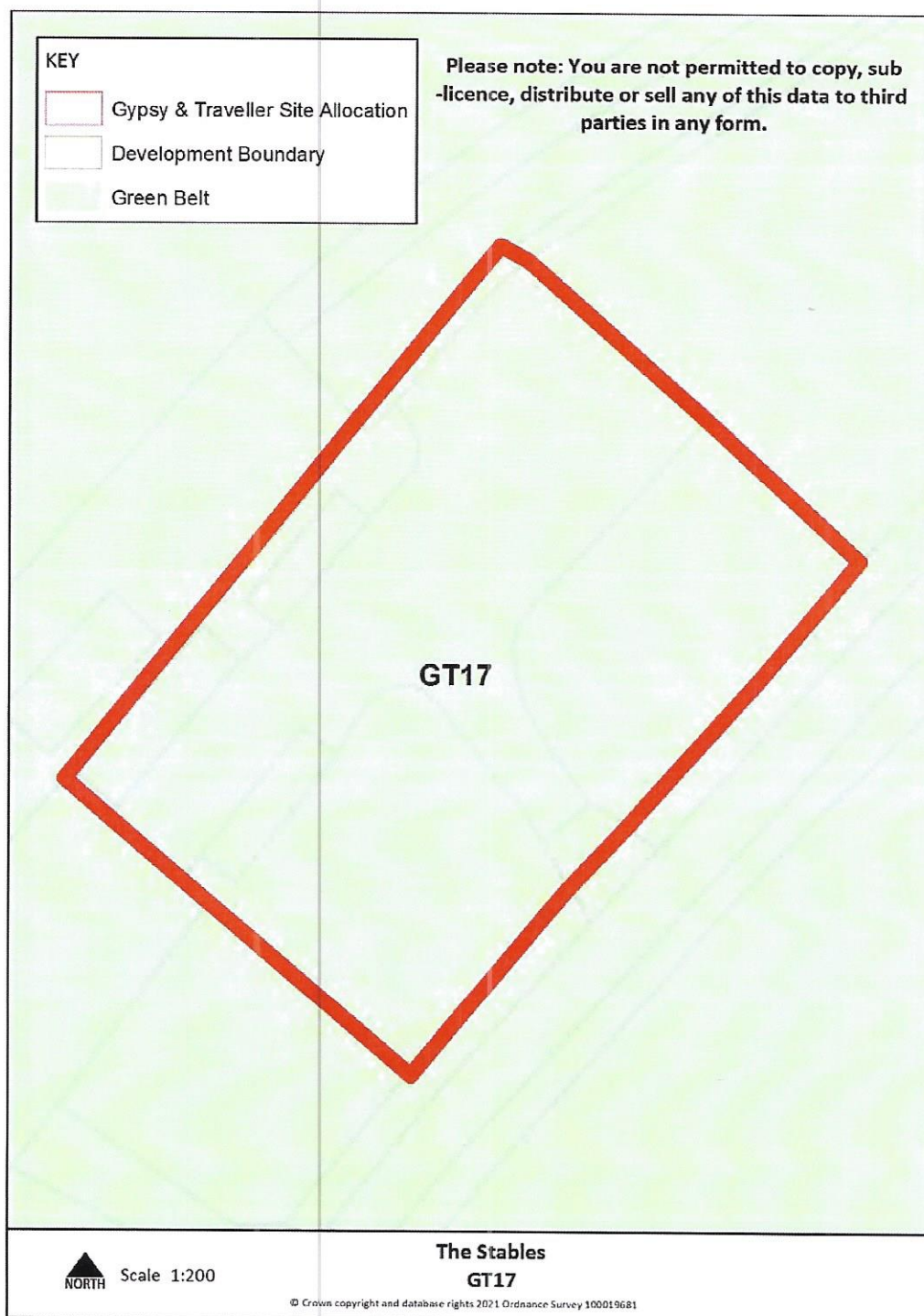
Proposed access	Provide vehicular and pedestrian access via Brewood Road.
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Site reference	GT06	Site name	The Spinney
No. authorised pitches (May/June 2021)	1	Address	Old Stafford Road, Slade Heath
Proposed allocation	1 unauthorised to permanent and 1 additional pitch within site boundary	Pitch need (2021-2025)	2
Site area (m2)	1365	Proposed use	Gypsy and traveller site



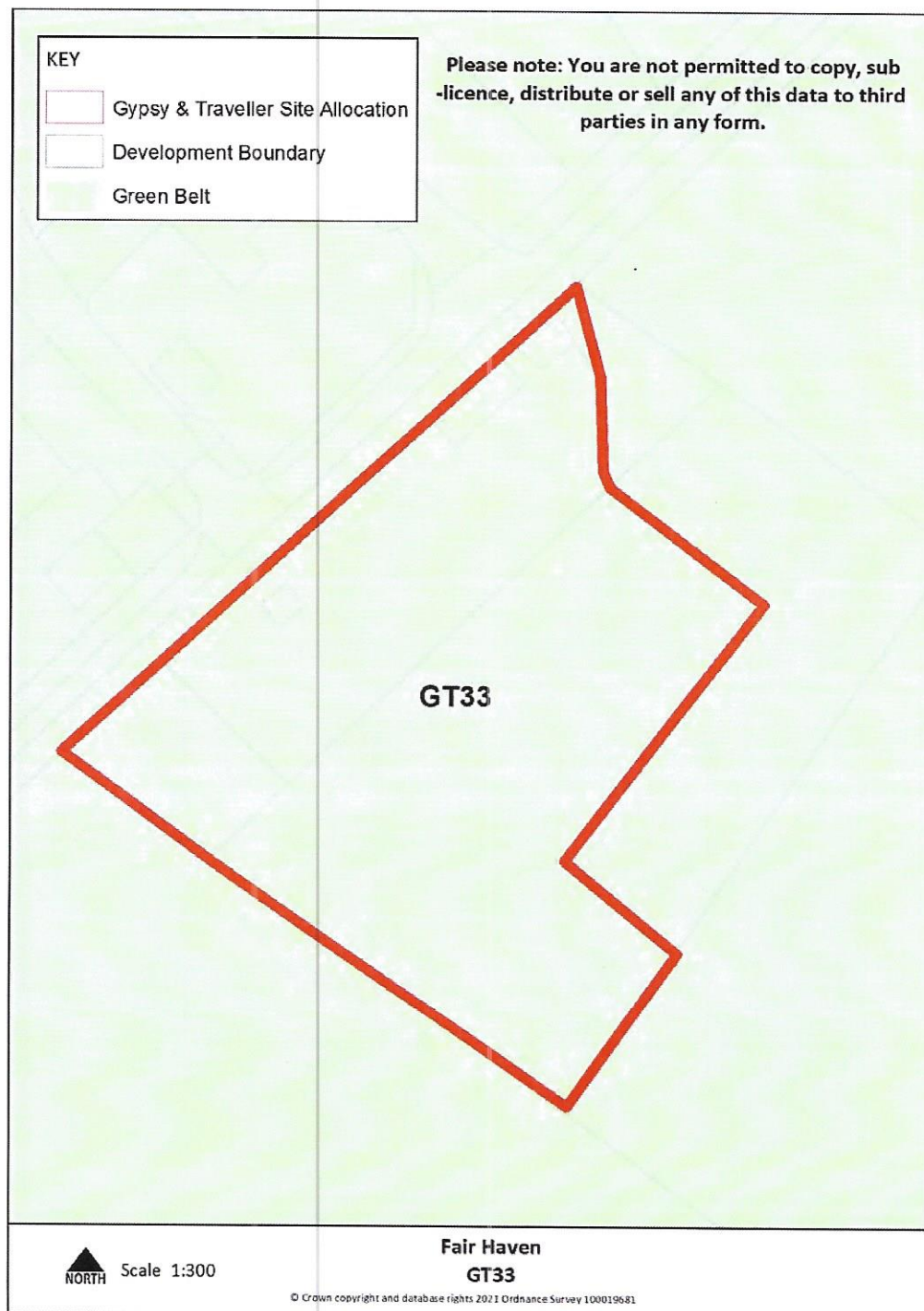
Proposed access	Provide vehicular and pedestrian access via Old Stafford Road.
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Site reference	GT17	Site name	The Stables
No. authorised pitches (May/June 2021)	4	Address	Old Landywood Lane, Upper Landywood,
Proposed allocation	3 additional pitches within site boundary	Pitch need (2021-2025)	3
Site area (m2)	2375	Proposed use	Gypsy and traveller sites



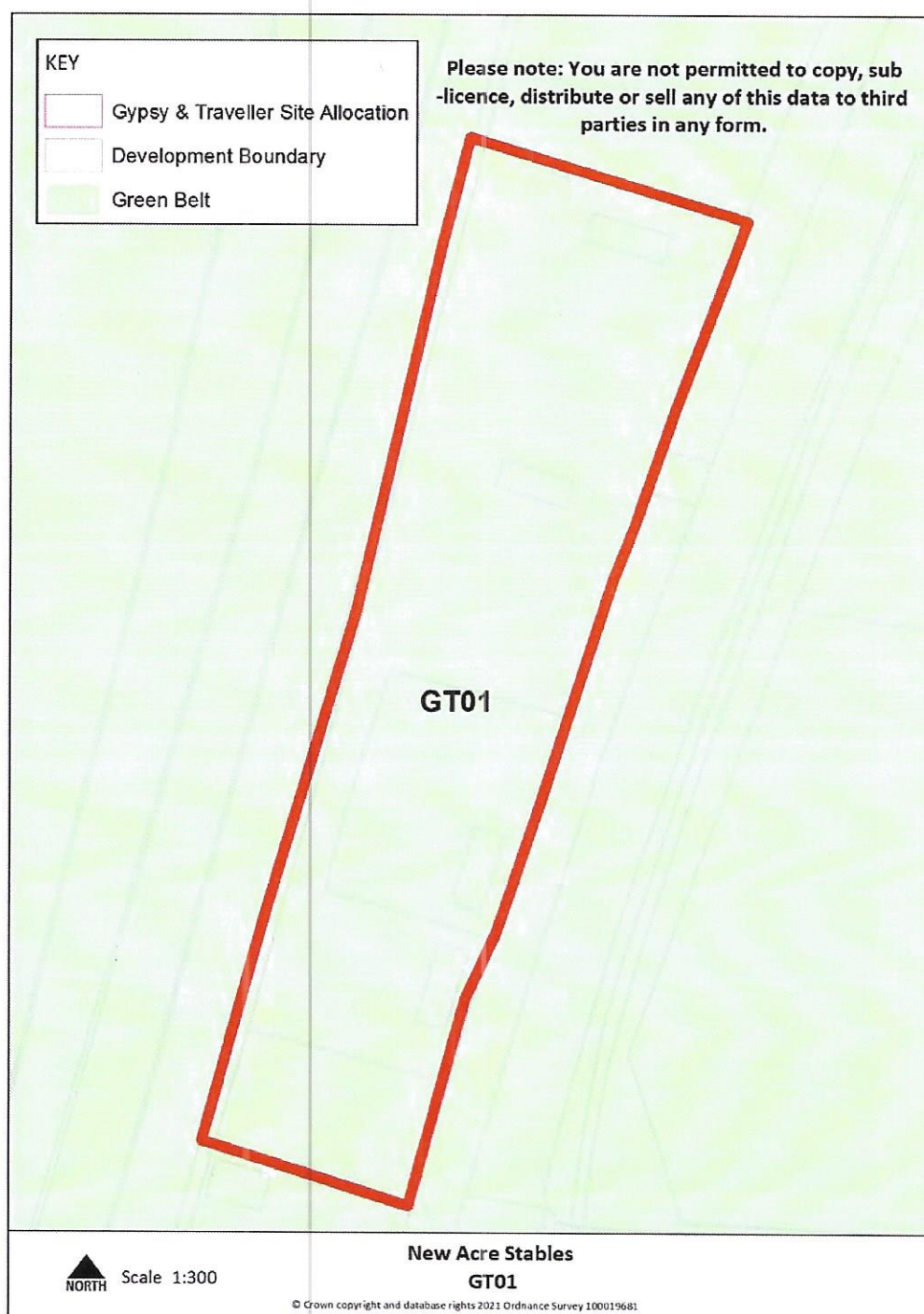
Proposed access	Provide vehicular and pedestrian access via Old Landywood Lane.
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Site reference	GT33	Site name	Fair Haven
No. authorised pitches (May/June 2021)	4 (temporary)	Address	Shaw Hall Lane, Coven Heath
Proposed allocation	4 temporary pitches to permanent	Pitch need (2021-2025)	4
Site area (m2)	1,800	Proposed use	Gypsy and traveller sites



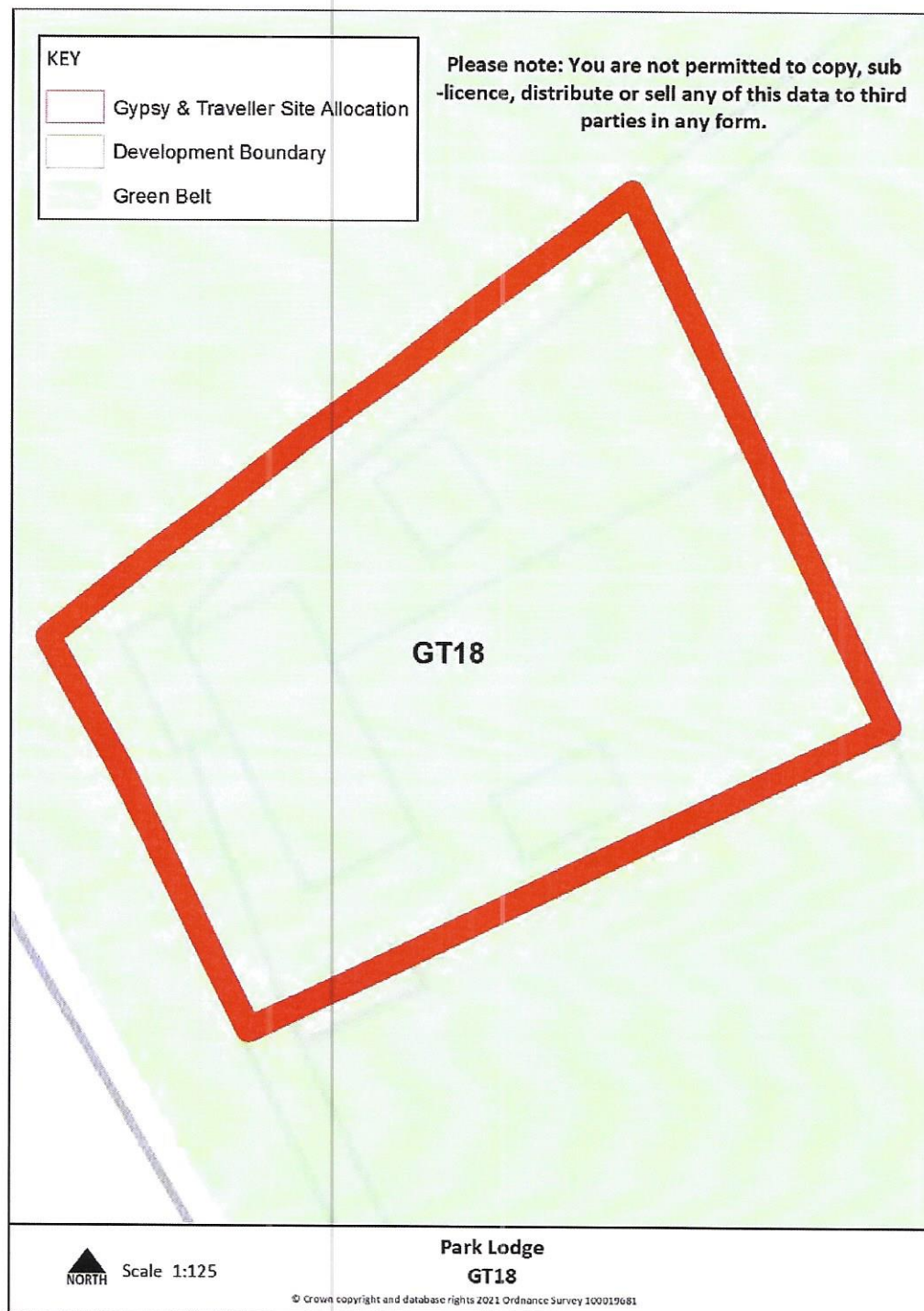
Proposed access	Provide vehicular and pedestrian access via Shaw Hall Lane.
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Site reference	GT01	Site name	New Acre Stables
No. authorised pitches (May/June 2021)	0	Address	Wolverhampton Road, Penkridge
Proposed allocation	4 unauthorised pitches to permanent	Pitch need (2021-2025)	4
Site area (m2)	8280	Proposed use	Gypsy and traveller sites



Proposed access	Provide vehicular and pedestrian access via Wolverhampton Road.
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Site reference	GT18	Site name	Park Lodge
No. authorised pitches (May/June 2021)	0	Address	Pool House Road, Wombourne
Proposed allocation	1 unauthorised pitch to permanent	Pitch need (2021-2025)	1
Site area (m2)	875	Proposed use	Gypsy and Traveller Site



Proposed access	Provide vehicular and pedestrian access via Pool House Road.
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Site reference	GT32	Site name	Kingswood Colliery
No. authorised pitches (May/June 2021)	14	Address	Watling Street, Great Wyrley
Proposed allocation	8 additional pitches within site boundary	Pitch need (2021-2025)	8
Site area (m2)	10,400	Proposed use	Gypsy and traveller sites



Proposed access	Provide vehicular and pedestrian access via Watling Street.
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Site reference	GT35	Site name	Rear of 122 Streets Lane
No. authorised pitches (May/June 2021)	0	Address	Streets Lane, Great Wyrley
Proposed allocation	4 unauthorised pitches to permanent and 1 additional pitch	Pitch need (2021-2025)	5
Site area (m2)	3790	Proposed use	Gypsy and traveller sites



Proposed access	Provide vehicular and pedestrian access via Streets Lane
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APPENDIX 2

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72 new gypsy and traveller pitches

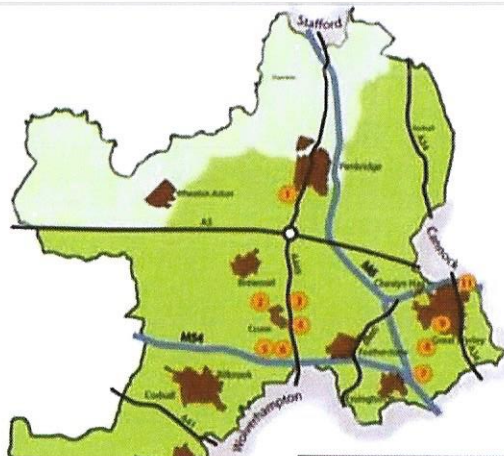
needed in south Staffordshire

By [Kerry Ashdown](#) | [South Staffordshire](#) | Published:
Sept 30, 2021 | Last Updated: Sept 30, 2021

More than 120 new pitches are needed in South Staffordshire for gypsy and traveller families in the coming years – and potential sites for some have been revealed.

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A map of potential new gypsy and traveller pitch allocations in South Staffordshire

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South Staffordshire | Dec 11, 2021

South Staffordshire District Council is putting forward proposals to help tackle the shortfall of pitches as part of the latest Local Plan documents going out to public consultation later this year.

An additional 121 pitches are required over 15 years in the district for gypsies and travellers, including 72 within a five-year period, the council's Overview and Scrutiny Committee has heard.

The council will be looking to use privately-owned sites to meet existing family needs. Proposed locations for 42 pitches over a five-year period, on sites near Penkridge, Great Wyrley, Essington, Coven and Wombourne, were presented to the committee on Tuesday.

Lead planning manager Kelly Harris said: "The approach is very much about looking at the identified family needs of the communities we know are there, on adjacent sites or as close to adjacent sites as possible, rather than looking at new greenfield or green belt locations. It's quite clear that we have a lack of alternative site options, which consultation will hopefully bring forward if there are any opportunities.

Councillor Mike Lawrence said: "We've known about this issue for 20 years at least. What have we as a local authority done to try and engender interest and encourage sites to come forward?"



"Why don't we get major developers who are going to be building thousands of houses across South Staffordshire in the next 10-15 years to provide plots of land around the district and set them aside for gypsy and traveller sites?"

"If we had this policy written into this document we could then block gypsy incursions on any land – especially land on the green belt – and not give them a temporary or permanent permission to develop that site."

ADVERTISING



Mrs Harris responded: "We could certainly look at that if that was a representation put forward to us. We could speak with landowners – at the moment the test is ultimately do we have a willing landowner and no we don't.

"We could certainly explore that if members wanted us to look at that with some of the larger sites that are coming forward for development.

"We can't govern who would go onto those sites. For example if a large strategic site allocated an area that was for gypsy and traveller use and the local families where we know there is a need didn't want to go there, it would be open for other families to use that from elsewhere, which is perpetuating the need."

Councillor Bob Cope said: "Some of the pitches over several years past have been land that has been seized by gypsies moving into the area, paying agricultural rates for a field,

APPENDIX 3 - CONFIRMATION RECORDS
NOW - AUGUST 2021

John Cunningham



Dear Mr Ireland

I am writing to you as you have been to me numerous times asking if it was possible for you and your family to stay on my caravan site. I'm very sorry to tell you that there is currently no more room for extra families.

Unfortunately, we are restricted by the council to limit the number of caravans on our site. I would love to say yes to you and your family, because I know your situation, but I would be breaking the law by letting you stay. I'm so sorry to hear about your situation having nowhere to go but my hands are tied. I hope you can find somewhere soon as I understand the situation, I've been there myself. As you probably already know the numbers are very low for sites in this area and it's making many families homeless as they have nowhere to go. I hope that the council can try and sort the situation as I would love to help families like yourself.

Many Thanks
John Cunningham



08/12/2021

**To whom it may concern on the 6th of
December 2021**

**Mr John Ireland came to my site at
Glenside dark Lane cross green Coven
WV10 7PN**

**He was looking for pitches for their
caravans for himself and family at the
time they called I had no room on my site**

Signed by Mrs m follows



To whom it may concern

I have no room on this site.

For Mr Ireland,

We did have Mr Ireland on this site Temporey,
Because Someone move of the site for a while
we let him on because of his Little girl,

[REDACTED]

But when the other family came Back.
Mr Ireland had to, move off.

[REDACTED]

29,11,21

2nd November 2021

To whome this may concern
My name is Mr Hubert chee
and i have known John Ireland
practicky all his Life as his parants
were Tenants of mine from 1983
on and of for many years He attended
Landywood primary school since he was
a young boy and now he has become
a young man he has become a very good
friend of mine and also has a very
loving careing family and my heart
goes out of them

as i would gladley take him on
as a tenent but we a full to
compacity and dont have mobility
facilitys for his daughter

To Whom it may concern.

I have know room on my site
its only for my family & if there was
room on my site I would gladly let
him on my site.

9/11/21

The Woodlands Mobile Home Park



To Whom It May Concern,

Mr Ireland has asked for him and his family to have pitches for their caravans on our site. As I have a waiting list for other families in the area I am unable to accommodate.

Yours Faithfully,

Mr Joseph Jenkins

Signe



Date

4/08/2021

Kingswood Colliery Site



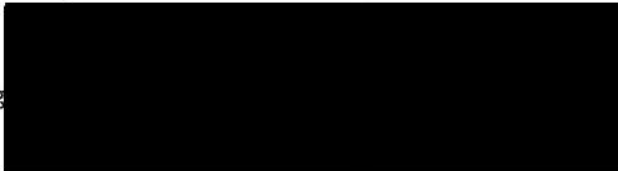
To Whom It May Concern,

Mr Ireland has asked for him and his family to have pitches for their caravans on our site. As I have a waiting list for other families in the area I am unable to accommodate.

Yours Faithfully,

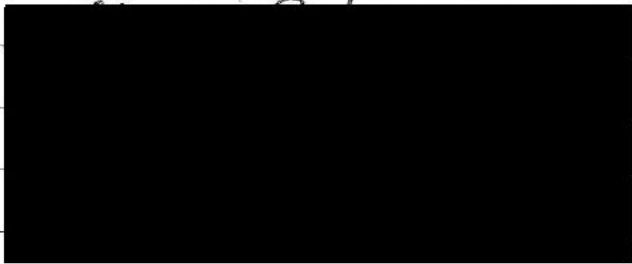
Mr Joseph Jenkins

Sig




Date 4/08/2021

James Lee JNR
Oak Tree Park



I would just like to confirm
that John Ireland has asked for
a slab on our site, unfortunately
I don't have a vacant pitch, Mr
Ireland has been to me many
times but like I have explained
to him I do have a waiting
list so there won't be any
room in the near future, as there
are many waiting,

Yours



Anwill Caravan Park

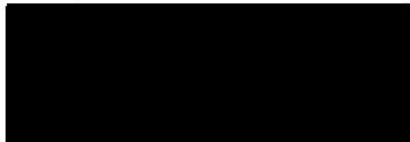


To

WHOM IT MAY CONCERN,

TOM IRLAND

has asked to move on with his family but we are full to capacity and have no more room. I went to school with John over 30 years ago at great wyrley. He and his family would be welcome if we could have them




J FOLLOWS



To whom it may concern,

I would like to confirm John Ireland has requested a plot on my caravan site but unfortunately I haven't got a vacant pitch in which he can rent / stay. Mr. Ireland has been an excellent tenant of mine for years - he has pulled on countless times without any issues. Currently, there is a long waiting list for the caravan site's upcoming vacant plots and I cannot promise any plot in the future due to this demand - the wait would be too long.

Signed



Appendix 4 - CORRESPONDENCE RECORD
WATER & POWER UTILITIES

Hi Mr Island,

As per our prior conversation we can confirm that there is no account registered on our systems for your property - The Stables, Teddesley Road, Penkridge, ST19 5RH. It appears that your supply is connected to Park Gate Farm, Therefore you do not have to set up an account with ourselves to pay for water,

Thank you,

Customer Services.

Attention:

The information contained in this message and or attachments is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the material from any system and destroy any copies.

All messages sent to and from South Staffordshire Water PLC may be monitored to ensure compliance with internal policies and to protect our business.

E-mails are not secure and cannot be guaranteed to be error free as they can be intercepted, amended, lost or destroyed or contain viruses. Anyone communicating with us by e-mail is taken to accept these risks.

For more information on how we process data and monitor communications please see our Privacy notice at

<https://www.south-staffs-water.co.uk/privacy-cookie-policy>

South Staffordshire Water PLC
Green Lane, Walsall, WS2 7PD
Registered in England No. 2662742

Budget Estimate

Mr John Ireland
The Stables
Teddlesley Road
Penkridge
Stafford
ST19 5RH

Western Power Distribution
Toll End Road
TIPTON
West Midlands
DY4 0HH

Telephone: 0121 224 1978
Email: rperry@westernpower.co.uk

Our ref
4082765

Date
27/09/2021

Dear Mr John Ireland,

Budget Estimate for electricity connection works by Western Power Distribution (West Midlands) plc ("WPD") for a 45.00kVA Connection at The Stables, Teddlesley Road, Penkridge, Stafford, ST19 5RH

Thank you for your recent enquiry. I am pleased to provide an indication of WPD's likely costs to carry out the connection works for you ("the Budget Estimate").

Our estimate for this work is based upon the information you have provided and is shown below.

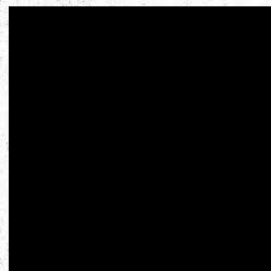
Estimated Connection Charge

Contestable works

Non-Contestable works

VAT at 20 %

Total



Non-Contestable works are those works that only WPD can undertake. It is possible for you to get someone else to quote for the contestable part of the works. For further information please visit our website: <https://westernpower.co.uk/Connections/Competition-in-Connections.aspx>

Your supply will have the following electrical characteristics

Voltage	230 / 400 Volts
Phase	Three Phase
Agreed Import Capacity	45kVA
Agreed Export Capacity	0kVA

Please note that the proposed works and estimated connection charge is for **guidance purposes** only and has been derived from a desk-top design exercise. It is non-binding and subject, in particular, to any legal permission, wayleaves and any other consents being successfully obtained. It is based on present day prices. It does not include the cost of any necessary on-site civil works, which should be provided by you at your expense.

Enclosures

Please also find enclosed:

- Our summary document entitled "Budget Estimates - Your Budget Estimate Explained"
- A drawing showing the indicative point of connection (POC) of the new assets to our existing distribution system, in relation to the proposed development.



Western Power Distribution (South Wales, West Midlands, East Midlands, South West) plc
Registered in England and Wales No. (2366985, 3600574, 2366923, 2366894)
Registered Office:
Avonbank, Feeder Road, Bristol BS2 0TB

Competition in Connections

The Budget Estimate is based upon WPD undertaking both the contestable and non-contestable connection works. You are able to seek competitive prices for some or all of the contestable elements.

You have the option to appoint an Independent Connection Provider (ICP) or Independent Distribution Network Operator (IDNO) to carry out some of the connection works, referred to as the Contestable Connection Works. Any connection works that can only be undertaken by WPD are referred to as Non-contestable Connection Works. See our enclosed Budget Estimate guide for more information.

Proposed Connection Works

Our estimate of the connection charge is for providing the following works:

Please note that these proposals are based upon a desk top provisional investigation and no site visit or detailed study has been carried out.

The estimate does not include costs for any reinforcement or diversionary work that may be required, or for any environmental, or stability studies which may also be necessary, although these are generally only required for larger capacity connections.

Progression to Connection Offer stage

This Budget Estimate is not a legally binding contract, but sets out the amount we reasonably estimate we would require you to pay for the connection works under a formal Connection offer.

If you would like us to undertake a more detailed analysis, including an assessment of any network reinforcement required we can provide a formal Connection Offer. Further information regarding how to apply is provided in our enclosed summary guide.

Upon receipt of your application we will carry out detailed network studies to finalise the design of the connection works (and any associated reinforcement works), and provide a Connection Offer detailing the works required, the associated costs, timescales, payment terms and conditions for the connection.

If you have any queries regarding this Budget Estimate please do not hesitate to contact me via the contact details at the top of this letter.

Yours sincerely,

Ryan Perry
Planner (PDT)



Plaztek limited

Plaztek limited
Unit 2 brunel court
Enterprise drive
01902 790007
info@plazteklimited.co.uk
www.plazteklimited.co.uk

TO whom it may concern,

I was the previous owner of this piece of land in penkridge. In 2017 when I purchased this piece of land from the gateway leading up to the canal where the stable BLOCK stands was hardstanding . Over the past 4 yrs the grass as grown threw due to neglect over the hardstanding area, This ran from the fence ajoining the property next door across approx 25 metres,

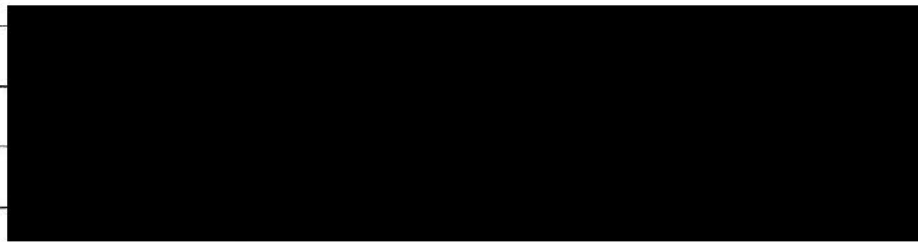
Please free to call me if you wish to discuss, Thanks Ryan Tilsley, 07968285217,

26/7/2021.

Thanks Ryan Tilsley.

APPENDIX 5- JOHN IRELAND REFERENCES
FROM LOCAL COMMUNITY.

To whom it may concern
I Mark Knowles of Golden Obolus
have known John Ireland a few
weeks of coming into the village
into my shop and found him and his
family to be ok.



9.12.21



TO WHOM IT MY CONCERN
I AM RUSSELL BUTCHERS
AND HAVE HAD NO ISSUES
WITH JON IRLAND AND
CAN SAY HE IS A GREAT
BLOKE. HE HAS BEEN IN OUR
SHOP FOR 12 YEARS NOW.

I

9-12-21

RUSSELL BUTCHERS

To who it may concern

John Ireland comes into village pizza
regulary and he a polite man

who comes into us alot with his
family very kind and respectful

Yours Sincerely
village pizza



wednesday 8th december 2021

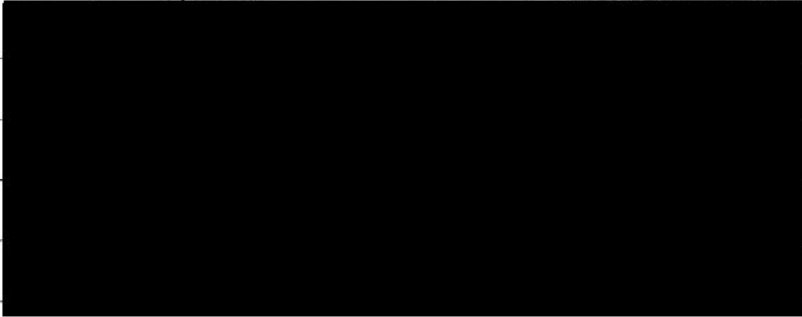
08-12-2021

TO WHOM IT MAY CONCERN

I KNOW MR. IRELAND FROM HIS VISIT
TO MY WORK AT WARREN'S GALLERY FROM
SEVERAL WEEKS, AND HE IS A GOOD PERSON
THAT I CAN WRITE GOOD FOR.

KIND REGARDS

MR BJORN MOR



To Whom It May Concern,

John Ireland and his family come to my takeaway. They are our regular customers. They are polite and friendly.

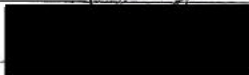
Please do not hesitate to contact me if need more information.

Regards.

Girman.

Evergreen Chinese Takeaway.

7444 7444 555



8.12.2021.

To whoever it may concern, John Ireland
and his family eat at my establishment,
are polite, pay on time and are friendly.
No problems from them, very nice people.

Yours sincerely, Wing Fat, Penbridge



8th December 2021

Bloxwich Hardware & DIY

02nd December 2021

To Whom It May Concern,

I have known John Ireland for around thirty years having gone to Great Wyrley High School with him back in the 90's. We also do business with John now supplying him gas. During my time knowing him and more recently doing business with him I have found him to be respectful, fair and genuine. If you would like to talk to me further on this matter please do on [REDACTED]

Many thanks

James Wilson

Miss. L. Medlyn



1st December 2021

To whom it may concern,
I am writing in regards to a reference
for John Ireland and his family.
I have known the family since they
moved to the area. They are respectfull
happful, caring people. They have always
been supportive and caring towards
myself and others.

yours sincerely



Lauren Medlyn.

01/12/21

To Whom it May Concern

John Ireland has been a Customer at TFM
for many years.

Mr. Ireland is a good Customer who pays
on time.

He's an extremely friendly person who I'm
happy to provide a reference for.

Regards

[Redacted Signature]

Assistant Store Manager
TFM Pertridge Store.

Mears Animal Feeds



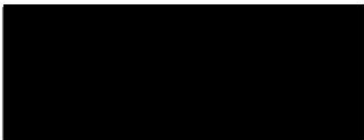
1st December 2021


To whom this may concern

We can confirm the John Ireland comes onto our premises purchasing horse feed and we always find him polite and courteous

Regards

Scott Mears





To whom it may concern,

John Ireland lives on Teddesley Road and I have not been negatively affected in way by him or his family. He seems to be a very pleasant and decent man and I have no objection to him and his family living on their current plot.

Kind regards



Colleen Evans



REF:- MR JOHN IRELAND.

THE STABLES

TEDDESLEY ROAD

PENKRIDGE

STAFFORD.

ST19 5RH.

TO WHOM IT MAY CONCERN,

I have known
the family for 20 years. I have completed
work for the family. They are of good
character and take pride in there homes
and the site where they live. The family
take responsibility for keeping there site
clean and respectable.

Please contact me for any further
questions.

yours sincerely
managing Director
Nominaton fencing

Ref: Mr John Iceland

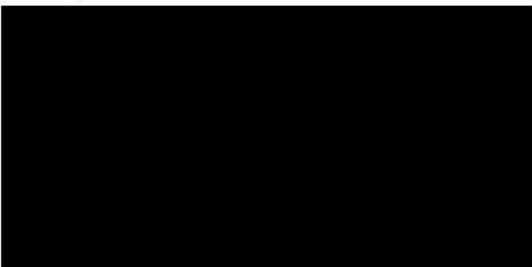
The Stables
Teddlesley Road
Penkridge
Stafford
ST17 5RH

To whom it may concern,

I have known the family for many years and I have worked along side the family. They're ~~the~~ proud, honest and reliable people and they take pride in their way of living.

Yours sincerely,

1-12-21



To whom it may concern,

I HAVE KNOW JOHN IRELAND FOR
MANY YEARS, HAVING USED TO RUN PURS IN
THE AREA, I CAN OUCH THAT HE HAS
ALWAYS BEEN FRIENDLY POLITE & GENUINE

REWARDS



To whom it may concern

03/12/21

I Charlotte Simpson has known John Ireland for over 30 years we have attended school together at Great Wyrley. John is kind and a family orientated man and I'm more than happy to provide a reference for him.


Kind regards



To Whom it may Concern

John Ireland & his family are customers of ours who have been coming to us since moving to the area. They always pay their bills, are friendly & have never given us any cause for concern.

Kind Regards

 Operations Manager
J.D Boat Services, Gouley Staffordshire
ST195PR.

PERSONNEL CAN TAKE PLACE IN THE SALES MANAGER



tal
or
ad
ne
QG
44

82
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