

	<p>Local Plan Publication Stage Representation Form</p>	<p>Ref:</p> <p>(For official use only)</p>
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Name of the Local Plan to which this representation relates:

South Staffordshire Council Local Plan 2023 - 2041

Please return to South Staffordshire Council by 12 noon Friday 31 May 2024

This form has two parts –
 Part A – Personal Details: need only be completed once.
 Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

1. Personal Details*

2. Agent's Details (if applicable)

**If an agent is appointed, please complete only the Title, Name and Organisation (if applicable) boxes below but complete the full contact details of the agent in 2.*

Title	Cllr	
First Name	Robert	
Last Name	Duncan	
Job Title (where relevant)	District Councillor	
Organisation (where relevant)	South Staffs District Council	
Address Line 1	Robieston	
Line 2	30 Pool Meadow	
Line 3	Cheslyn Hay	
Line 4	South Staffordshire	
Post Code	WS6 7PB	
Telephone Number	07402543443	
E-mail Address (where relevant)	robert.p.duncan@btinternet.com	



Part B – Please use a separate sheet for each representation

Name or Organisation: Not Applicable

3. To which part of the Local Plan does this representation relate?

Paragraph	<input type="text" value="All encompassing"/>	Policy	<input type="text" value="EC8"/>	Policies Map	<input type="text" value="Site Ref. 119a: 523: 730: 136"/>
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4. Do you consider the Local Plan is:

(1) Legally compliant	Yes	<input type="text" value="Y√"/>	No	<input type="text"/>
(2) Sound	Yes	<input type="text"/>	No	<input type="text" value="N√"/>
(3) Complies with the Duty to co-operate	Yes	<input type="text"/>	No	<input type="text" value="N√"/>

Please tick as appropriate

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

The Plan is UNSOUND.

Councillor Susan Duncan and I are receiving many objections from our constituents with regards to the Local Plan proposed developments for Cheslyn Hay, Site Reference Numbers 523, 119a, 730 & 136, which we fully understand, and appreciate. We fully endorse and totally agree with the comments and objections we have personally received to date.

Cheslyn Hay as a village is being slowly destroyed by the over development under the pretext of our supposed 'super infrastructure and communication links to the motorway and train services. Both are at the best mediocre. Our infrastructure is unable to successfully cope with the immense stress they are continually being subjected to. With our motorway links congested at Junction 11 and beyond in the mornings and at all peak times. Our Local Roads are too small and in desperate need of repair and resurfacing. Our railway service and the associated 'small' carpark are both poor and both in need of urgent improvement. It is important to note the Cheslyn Hay Railway Carpark is used by many nearby communities including, Cheslyn Hay, Great Wyrley, Essington, Shareshill, and Cannock to name but a few. This adds further burden on our already congested roads / infrastructure. The additional cars cannot all park on the railway carpark. As a consequence, this puts additional stress on many of the local roads & streets in the vicinity of the railway carpark, belonging to South



Staffordshire District Council (SSDC) and know they are considering charging for the privilege, which will have an adverse effect.

Site Ref. No. 523: This site, which is next to Cemetery Street, just off the Wolverhampton Road, is right next to the Quarry, which is a regular cause for complaint. Because of the quarry the state of the Wolverhampton Road and associated pavement are left in a disgusting condition (the Wolverhampton Road is a major route in and out of Cheslyn Hay used extensively by HGV's and all manner of other vehicles). Representation is continually being made to Staffordshire County Council, but nothing has improved to any degree whatsoever. In the warmer months, the sand from the quarry is blown into the air and covers much of Cheslyn Hay. If houses were to be built the quarry sand/pollution created would know doubt be a major problem in several respects. It would cover the houses, cars and washing to a more extreme extent to the rest of Cheslyn Hay and surrounding areas. It would also exacerbate any respiratory conditions. As most houses will eventually have numerous cars, one per member of the family, this will add yet more issues on an already overloaded local infrastructure. Another very important issue that is being overlooked is with regards to the hoovering up of our now very limited green spaces. Cheslyn Hay is, with all intense and purposes, a concrete jungle. This is totally unacceptable in anyone's language. My understanding is there is a strong commitment to ensure each village will keep its separation and not be joined up with neighbouring areas / communities. If building continues unabated, in and around Cheslyn Hay, we will lose our village identity and public respect for allowing this reckless unconsidered approach to development.

Site Ref. No. 119a: This development is over the road from two of our local schools, which are well populated and are again looking to expand their numbers even further in September 2024. Saredon Road is a very busy road throughout the day, as a main route in and out of Cheslyn Hay. Further building will increase the amount of traffic on this road quite considerably. This will increase noise and air pollution. It will also increase the potential for accidents due to the number and age of the children attending the school. It is also important to note, the road is extensively used as a means of accessing the local Motorways by residents, as is the nearby Wolverhampton Road. Traffic coming from the motorways use Cheslyn Hay as a cut through, including HGV's and articulated lorries. It should also be remembered this development is also eroding the minimal green space still to be found in Cheslyn Hay, which is unacceptable. Incidentally, the proposed Site 523 development also adds weight to this objection for the reasons stated above.

Site Ref. No. 136: This development, that has already begun in Phase 1 was previously objected to and supported by Sir Gavin Williamson MP; is a development the local population was and are still up in arms about. The first tranche began and was approved before we became Councillors. For many of the reasons outlined above this development should never have been allowed. It has already increased the level of additional traffic on our verifiably, poor road system. It has again destroyed the limited green areas we once had. The second phase for the development of Site Ref. 136 is a travesty. The additional houses will intensify the pressure yet further to a deplorable level on our overburdened infrastructure, and road network. Bringing yet more cars, air pollution, overburdened our schools & GP practices to a greater degree, to a deplorable level. Eating up yet more of our ever-decreasing green space and the removal of yet more trees to satisfy an unquenchable desire to systematically destroy the need for more housing without really considering the effect.

Site Ref. No. 730: Although this is a smaller proposed development it must be viewed in the same / similar context as each of the developments covered above. The



area is much smaller than the other developments but again continues to erode the green areas currently still visible.

Summary: The housing development, of both large and small proposals, must now focus on the South of our District, where land of all descriptions is more bountiful. It is totally unreasonable to continue to put the strain on an already overpopulated, and under resourced area, with a poor road and rail infrastructure (although this continues to be a selling point for all development in this area), and with a lack of local shopping amenities as is the situation in Cheslyn Hay and Great Wyrley, when considering the current population and to the extent it will grow to. We do fully appreciate this statement above will probably have no bearing on this seriousness of our objections, but we believe it is important to have this all on the record.

I appreciate housing allocations are always justified in Tier 1 settlements on the grounds that they have more public amenities, access to transport networks etc. However, at what point is the population deemed too much for the infrastructure in Cheslyn Hay and Great Wyrley? There is a great depth of feeling and evidence that our infrastructure cannot handle the growing demand our area is being unfairly subjected to, and as 'sustainable', for such extensive future developments. Our Schools and GP practices are overloaded as with other such enterprises, to breaking point with no real human thought and consideration, apparently being given. Planners must learn to ensure a human feeling / element is included into the mix, with a greater appreciation of the ability of the infrastructure to cope that they freely quote in their decision-making process for this area.

(Continue on a separate sheet /expand box if necessary)

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Cheslyn Hay has been allowed to erode into an almost concrete jungle over the years by the nature of its position to a railway and road network, quite unfairly to its detriment. People moved here years ago because of its situation. The answer is simple either stop future housing developments in Cheslyn Hay and the areas outlined for Great Wyrley or at the very least reduce the number of houses proposed considerably. Unless housing developments in and around Cheslyn Hay are curtailed or at the very best stopped the village will be lost for ever.

We are not by any means planning experts, but I am confident the information provided in this document should give a very good idea of the preventable pressure Cheslyn Hay and Great Wyrley is being unfairly subjected to, when considering the vast amount of land available across the length and breadth / extent of the South Staffordshire District.



NB: As we are not by any means Planning Experts, I trust the lack of the correct planning terms and proposals will not in anyway hinder this Local Plan Objection, which we believe to be sound and urgently need attention.

(Continue on a separate sheet /expand box if necessary)

Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

No, I do not wish to participate in hearing session(s)

Yes, I wish to participate in hearing session(s)

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:



If our objections contained within this document are not sufficient or needs further explanation, then we would be more than pleased to attend a hearing to further articulate are reasoning.

Most sincerely,
Robert & Susan Duncan

Cheslyn Hay District Councillors

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

Representations cannot be kept confidential and will be available for public scrutiny, including your name and/or organisation (if applicable). However, your contact details will not be published.

Data Protection

Your details will be added to our Local Plans Consultation database so that we can contact you as the review progresses. South Staffordshire Council will process your personal data in accordance with the Data Protection Act 2018 and the General Data Protection Regulations (GDPR). Our Privacy Notice can be viewed at [Data Protection \(Strategic Planning\) | South Staffordshire District Council \(sstaffs.gov.uk\)](#)

Please return the form via email to localplans@sstaffs.gov.uk or by post to South Staffordshire Council, Community Hub, Wolverhampton Road, Codsall, South Staffordshire WV8 1PX