

From: "Simon Moore
Subject: SS Local Plan Matter 2 Duty to Co-operate
Date: 26 August 2025 at 08:42:31 BST
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Good morning.

South Staffordshire Local Plan matter 2, Duty to Co-operate
Point 6.5

I wish to register my deep concern and strong objection to Point 6.5.

My objections are as follows:

. Existing Green Belt land is irreplaceable. Promising sterile landscaped areas, paths etc is simply a way for developers to get Green Belt land and is a very poor imitation of the real thing.

. There are serious concerns regarding developers promises to deliver on commitments once planning permission is granted. Council Enforcement after the event is often weak against a determined developer. It is too easy for "unforeseen issues" to arise meaning the promised work is not carried out.

. Irreparable damage / disturbance to the natural environment during the construction phase. Proposed sterile new open spaces cannot replace existing ecosystems.

. Who will be responsible for maintaining the "improvements" once the developer has left site? There will be no interest in or will to maintain any new areas once the site is finished.

. Developers prefer Green Belt land because their build costs are lower They are solely interested in profit, nothing else.

Suggesting otherwise with a collection of fine words is an exercise in deception and is at best disingenuous.

. There are already serious existing issues of traffic congestion, limited school places, overstretched health services and poor to non-existent public transport. Further Green Belt development will worsen an already poor situation.

. SCC must focus on Brownfield land already identified in the draft Local Plan and must be fully utilised before any Green Belt release.

Kind Regards

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