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**Local Plan Consultation Response For Proposed Site Allocation 519 In Bilbrook**

**Dear Sir/Madam,**

* **Housing Increase of 848 Homes**

**Whilst I accept that some new housing in Bilbrook is needed, the level of growth proposed would significantly erode the rural character of the village. The village would grow from 2200 homes to over 3300 creating a large urban extension. This is clearly ‘overdevelopment’.**

* **EROSION OF THE GREENBELT**

**Site 519 is contrary to national planning policy as it erodes the Green Belt and includes development on ‘best and most versatile’ agricultural land. There is a presumption in national policy against development in such locations unless ‘very special circumstances allow’.**

* **DUTY TO CO-OPERATE**

**The Government is providing extra funding to the West Midlands to build houses on Brownfield land. The Black Country has many Brownfield sites on which to build, also many empty properties therefore I object to losing valuable Green Belt land in Bilbrook.**

**The fact that the National Brownfield Lane Institute is located in Wolverhampton, taken together with the extra funding, surely means that South Staffordshire Green Belt land should not be used to preserve the West Midlands’ Green Belt.**

* **INFRASTRUCTURE**

**I am extremely concerned about the proposed 848 houses on site 519 and their effect upon the existing infrastructure. Severn Trent Sewage Works would need urgent expansion to cope with such a huge increase in housing.**

**The Head of Lane Green First School has indicated strong interest in the school becoming two form by building upwards to create a two-storey building. The proposed first school on site 519 would no longer be needed.**

**The GP Surgery and Dental Surgery in Bilbrook would struggle to deal with such a large increase in patients.**

**Pendeford Mill Lane is already an extremely busy road (it was built in the 1930’s) and is not suitable to handle the extra traffic load that would be placed on it by an extra 848 houses on site 519. Why was a Road Impact Survey not undertaken? Bilbrook has a number of dangerous road junctions including the four-way junction by the Woodman pub.**

* **TIER 1 SETTLEMENT STATUS**

**Bilbrook has no car park at the Birches Bridge rail station. Cars are routinely parked in roads across Bilbrook by commuters using the rail station to travel to work in Birmingham and other cities. This is causing serious problems in the village with large numbers of cars left all day in side roads creating problems for residents and posing a safety hazard for residents and children.**

**I strongly object to Bilbrook being given Tier 1 status. Another 848 houses on site 519 would seriously exacerbate the existing problems.**

**STRATEGIC GREEN GAP**

**Bilbrook is separated from Wolverhampton by a narrow stretch of land. This must be protected to prevent future coalescence with Wolverhampton (see NPPF paragraph 134). The loss of greenbelt land on site 519 would be extremely detrimental to the preservation of the strategic green gap.**

**RETAIL ON SITE 519**

**If a supermarket was to be built on site 519 to accommodate the extra 848 houses, this would negatively affect existing businesses in Bilbrook, and lead to people driving from other areas to shop there. This would put even further strain upon the roads entering and exiting Bilbrook. The road infrastructure is ill equipped to deal with even more traffic.**

* **CLIMATE CHANGE AND NATURAL ENVIRONMENT.**

**I note that no green infrastructure planning has been undertaken. 848 extra houses would seriously impact air quality and considerably increase traffic pollution in the village.**

**In summary, an extra 848 houses combined with the 168 houses already undergoing construction would put an intolerable strain upon the existing infrastructure in the village and destroy its rural character. I strongly object to the figure of the proposed extra 848 dwellings.**

**Yours faithfully,**

**Gary Burnett**