

Comments from public exhibitions for Delivering the Plan for Stafford Borough - Draft Core Policies February and March 2009

Baswich, Stafford exhibition

- Infrastructure, and schools
- Town centre - more retail space! Enough empty shops already!!
- Stand up and be counted - tell Mr Brown that 13000 houses are not needed or wanted.
- Endorse the above views. The roads and other infrastructure will not be able to cope. The potential loss of undeveloped land outside existing boundaries is greatly to be reported.
- What about the rights of way and the wildlife birds of prey are protected so where do they live when you build on the former land?
- A plan on which geographical features can be more easily identified would help!
- Don't say they are still thinking of building on flood plains?
- Good to see SBC in consultation, in full support of further housing.
- Do not build on flood plain!!!!
- Ensure sufficient resources available eg schools, hospital, recreation, fire, ambulance, doctors, dentist
- Wanton destruction of Greenfield land
- Weeping X roundabout chaos - must be massive incentives to use public transport. New roads - new traffic. Overestimate of new houses needed - for political purposes?? Build more flats (affordable) in town?
- Park and ride sites essential for A513/A34

Eccleshall exhibition

- The 2 sites at Raleigh Hall designated for employment areas show a very short sighted view. The land involved is prime agricultural land noted by local farms as some of the best in Staffordshire. In future there will be an overwhelming need for growing our own food due to already recognised food shortages and the real danger of reliance on food imports. (ie we could be held to ransom).
- Brownfield sites should be utilised eg:- Meaford/Seighford/Millmeece etc
- Green Lane's panoramic picturesque views ... obliterated GLE & LRM
- Junctions at each end of Green Lane would be completely swamped by traffic from proposed development plot EC3 and there is no space to upgrade these adding 6000 and to Eccleshall (2500?) seems excessive - where will they all work or go to school?

Hixon exhibition

- Small peaceful village is what we came for not industrial town!!!
- Not enough footpath or access to places, road too narrow to take extra traffic. Homes allocated to whom. Heavy lorries, noise etc
- Infrastructure at its limit now - no health centre and Great Haywood is at its limit
- Community feeling will be lost
- With industrial units closing on the estate why do we need more? The traffic from these units is far too heavy now our lanes will not cope.
- Industrial traffic has no regard for villagers. They speed in and out of the village and tailgate motorists.
- Infrastructure - this was not adequate in 1981. New water pipes had to be laid with massive disruption. This is going to happen again - WHAT'S NEW? HOUSES! The answer to problems - build more and pay for other things!
- No doctors, no chemist, one small school, no traffic calming, shortage of pavements
- Why is Hixon being earmarked again for more houses - are the government going to another visit to Brussels about world environmental issues and pollution. LEAVE OUR VILLAGE ALONE.
- Policing?
- Provision for 14-18 year olds?
- Implementations of sighting Ind. Est. behind school (consideration for what is going to be produced there, should it go ahead), already have Brough's pumping noxious fumes into playground
- Village centre - where would it be placed? Taking up more green land?
- Road measures for increased traffic flow, speed claming measures (school), industrial traffic through the village increased risk to safety of our children?
- What will happen to the village school? Will children have to be bussed out of the ever growing village?
- To use Green Lane sites is detrimental humans and wildlife!
- Would have looked better if plan and map were correct!!

- What about drain sewerage etc any utilities are not suitable for more housing.
- The whole infrastructure on the village will need rebuilding complete new drainage system - wider, safer more accessible roads and links to estates improve schooling, provide doctors, dentists, and improve shops - provide public toilets and police station!
- Compensation in devaluation of housing and reduction in council tax.
- Extra traffic will cause my grade II house to be damaged (or fall down)
- High Street - Smithy Lane
- Footpaths need sorting now before someone is killed.
- Jct A51/New Road - not safe or adequate now traffic lights!!
- Gypsy site!! Not shown on map. Why not!
- No facilities now for young people
- Lack of footpaths
- Dates of maps are completely out of date!
- Chicane traffic
- Calming needed
- School size? Big enough??
- Doctors - dentists! Better bus service
- Why are there no full copies of development plan here to takeaway?
- Gypsy sites why is the preferred site Hixon and only shown on full document
- No consideration seems to have been given to the increase volume of traffic on the A51 given the huge number of houses proposed Great Haywood/Colwich Hixon
- Hixon has industrial sites, traffic, noise, smells, please - no gypsies!
- Road widening needed top of Featherbed Lane
- Hixon has enough housing and cannot sustain further growth - you are spoiling a village environment.

- Absolutely no to the industrial growth proposed. Hixon does not need to be turned into a housing estate at the centre of factories.
 - Not enough Dr's, schools, road structures
 - Hixon does not need anymore houses as a resident I feel that this will spoil Hixon and if you want to help Hixon you could put traffic calming measures outside the school. The cars go too fast already, anymore cars would be a nightmare!
 - Why overload Hixon? Why not build a complete new village on each side of Tolldish Lane and up the hill along the A51???
 - Has anyone considered what will have to be done to improve the route ways into and out of Hixon. Lea Road and Stowe Lane, Broadmoor Lane already take more traffic than their width warrants, large lorries travel these country lanes. Road widening would have to happen.
 - Footpaths will need to be added in the centre of the village too!!
 - Would the whole of Hixon get a new sewer system?
 - Safety of our school children! - Already an issue - narrow footpaths, speeding traffic, parking issues. Traffic calming desperately needed. An increase in industry would fuel this problem as more traffic would be using and already busy lanes.
 - Employment : employers already face problems in filling their vacancies - lack of sufficient public transport.
 - Young people - recreational facilities. Proposals would see an increase in young people - what would (is being done to cater for their needs)? Already a park has been removed from Sycamore Drive and not replaced - why??
 - Back Lane is already a race track. We don't need more traffic
 - What about pavements for the increase in pedestrians?
 - Need more buses for increase in people
 - Need more doc/dentist for increase in people
 - What are teenagers going to do!? Will they have a youth club!
 - No gypsy camp thank you! Why Hixon!? Keep Hixon as a village!!
- (a) If we need even more industry, extend 1 existing estate and throw out Brough and the fumes! It does not only effect the school but the whole village. Get in clean industry!

- (b) A gypsy camp in Hixon? You must be joking. No plans for one.
- This is a “village” we would like to keep it as such!!
 - Its quiet, no youths, no noise not too much traffic, no trouble a safe environment.
 - We do not want to be a mini Milton Keynes!!!
 - Why all the industry in Hixon? Nothing in Weston or Great Haywood. Not enough facilities - particularly doctor!
 - Keep Hixon a Village!
 - Not enough amenities - school, doctors, roads not sufficient to provide safe access to village for increase volume of traffic. Not sufficient footpaths etc. Stowe Lane too narrow and already unsafe. Nothing for children to do - increase in policing? Crime?
 - So what do we get in return? Present infrastructure does not support plans. We need environmental “green” thinking and planning allotments etc. Facilities to enjoy!
- 1 Swansmoor Drive and Stoneybrook are not included on your map! This is area already developed?
 - 2 When will you be able to answer our questions?
 - le infrastructure
 - Total development
 - Industrial sites
 - 3 How much will the value of property fall?
 - 4 Safety concerns ie traffic, lorries
 - 5 Why do we need more development in an already over populated village?
 - 6 The junction of New Road and A51 need traffic lights especially during the morning rush hour this will get much worse when the new houses are built
 - 7 The junction of the A51 with Church Road will need a traffic island
 - 8 Traffic calming at the bottom of the village around the junction of Sycamore, Martins Way, Smith Lane and Church Road is a necessity!! Someone is going to get killed before long! Will this need to happen before this is even considered?

- Why nothing in Salt/Sandon/Milwich/Stowe/Milford/Brocton is it because Councillors live there?
- One housing site - between the McLean's Estate and JBMI appears to have gone from earlier plans. Are decisions already being made behind closed doors, with so many Brownfield/closed factory sites in staffs why develop villages?
- Why not add all housing requirements onto Stafford town which is big enough to sustain them - no need to develop our villages, which are not able to sustain this growth!!
- Why do the dozens of villages in Mid Staffs get away with no development whatsoever - eg Stowe Gayton, Fradswell etc and Milwich. If we were all to take a few houses the impact would be considerably lessened.
- Develop all Brownfield sites first
- Get all vacant properties into use
- Stop building on Greenfield sites - the land is lost forever
- Plans as shown seem to focus purely on housing and industrial without any explanation of the implications to the existing community and amenities and transport issues
- What % social housing is proposed
- How will traffic volume increases be address
- Why are rural locations being targeted when the region has an abundance of unused Brownfield sites which could be converted
- Notwithstanding the emotional aspects of the proposed 540 Hixon homes (property devaluation, risk to children etc), rationally - it does not fit:
- The school is at capacity (28 in one class), The Church is at capacity (see Xmas eve!), the road outside the chippy/shop is at capacity etc etc. Put simply, we would need to rip out the heart of the village and start again. Is this worth 540 homes? (equivalent to C1500 people "moving in")?
- People moved here for village life and not townships!!! Council have "lost the plot"
- We don't want to end up as a village tagged on behind a huge industrial area.
- Why are we the only village to have more industrial areas planned?

- Historic/listed buildings - Egg Lane/High Street/Smithy Lane/Featherbed Lane junction. Will these historic buildings need to be destroyed for roads?
- The scale of industrial sites allocated for Hixon is obscene. The logic that new housing needs new employment fails miserably as Hixon is the only village with industrial building areas proposed.
- Re: Egg Lane. How can the nursery be turned down for extra children because of the vehicle issues but now it is proposed to put 60 houses there.
- Why is more industrial space proposed when there are a large number of empty units on the sites now.
- Nowhere on the plans indicates where social/affordable housing will be sited, nor its percentage of the whole. How do we find this information?

STONE EXHIBITION

- Need for permanent access to the Coppice Estate from Pingle Lane development? This is important to above estate.
- What happens if the residents of Stone don't want this - what happens next?
- Given the amount of available land in Stoke on Trent and the desperate need for the city's regeneration why is it necessary to develop "green" land elsewhere in Staffordshire?
- Is objecting to any of this a waste of time as previous experience (most at Little Stoke Cricket Club) says that these developments will go ahead even if our political representation (both Stone and Stafford) support our views!!!
- Feasibility study required on access at Pingle Lane together with amount of rail traffic (B5027) *(increased considerably since the upgrading of west coast rail line) also what access from the proposed development SN-1 onto the Aston Lodge Estate. Is Aston Lodge going to be a rat run to the Uttoxeter Road. *A very important point.
- Two of the possible development areas are at present car parks this will leave Stone with very little car parking areas!!
- The map of Stone Centre is years out of date!
- SN-1 proposed development would lead to gridlock in Lichfield Road.
- Who to contact in authority who could answer concerns to traffic congestion - flooding. Will Aston Lodge also have access by car to Pingle Lane.
- Major major concerns about SN-1 development. Quality of our lives, traffic congestion extra risk of flooding (already been severely flooded once by "cloudburst" and if Aston Lodge is offered up as well, which is rumoured there would be an enormous amount of traffic. The exhibition has not been well publicised, we only heard by our local councillor leaflet drop. My parents who will also be affected at Walton have heard nothing.
- Lichfield Road is gridlocked at school run times, and tonnes of motorway closures. Lichfield Road cannot take any more traffic.
- We echo the above. Major worries about making worse the already bad traffic problems various times of the day and if M6 has problems. SN-1 major worries re traffic, etc schools? Dr Surgeries? - both already fully, and policing etc.

Haywoods Exhibition

- More problems with drains. More traffic (most houses/families have 2, 3, 4 cars):-
- Tixall Lane and Coley Lane, and Main Road through Haywood.
- Wildlife concerns - habitat "will it make any difference to what we say???"
- Burial spaces???
- Sewerage - can't cope at present (houses now have to have at least 2 wcs) [Pipe from 2 St Mary's Estate is 9" going into 5" by Crossheads turn. Holding tanks were needed].
- Traffic problems
- Loss of Wildlife habitat
- Pressure on medical facilities
- Limited shopping facilities
- Merger of villages - loss of identity
- Overpopulation of country
- Will there be any control of type and price of houses??
- Coley Lane floods as it is
- More concrete: increase floods
- Need for access of bypass?
- Defeats its purposes
- Who's going to live in houses? (can people afford mortgages?)
- Credit crunch/recession
- Work? Factories closing
- Drains and sewage must be given priority before any new building is considered - they are barely sufficient now. Ditto access roads
- There would seem to be a strong possibility that GH2 and LH1* would join up making one continuous urban sprawl!
- Development will inevitably lead to the widening of roads and the destruction of much needed trees and hedgerows!
- infrastructure is already stressed, and can't take any extra load (what infrastructure!!)
- increased traffic volume on Main Road, Little Haywood and Colwich and Little Tixall Lane
- School traffic on Main Road increased and bad enough now!
- Coley Lane - bottom end - is dangerous now with single file traffic now. Where is access for Little Haywood - on Main Road?

- Development brownfield residential sites before Greenfields.
- Large sites only get large company's buildings in them, excluding smaller local building concerns, who employ local labour divide large plots into smaller ones
- 2 minority groups must be catered for: first time buyers and last time buyers
- Strong objections to ruining the character of villages here and elsewhere in this country - how much more concrete are we going to pour over this country? Where does it end?
- The roads around Stafford and the villages are already overcrowded sports facilities are inadequate. The sewage system in Little Haywood (Colwich) cannot cope now. We also have seen an increase in flooding the last 10 years. This extra growth is not sustainable it is a madness to think it is.
- Why when there is so much wasted space in urban areas, do we have to accept further urbanisation of British countryside?
- If these proposals are accepted it will be a precursor to the joining up of the villages (which we do not want!)
- Has anyone ever been out to the Haywoods (3 villages) not one as described in your "spiel" as one lump!
- Why!!!! This will make a great drain on the village resources ie doctors, police (we are covered Stone - already over populated)
- And what about schools? Who are these houses for? More foreign workers!!
- We do not want our villages to become part of the actual town itself. Keep our rural inheritance PLEASE
- Why not build on brownfield sites elsewhere?
- We moved here to live in a village not a town, which is what it will become if extensive building goes ahead.
- Leave the 3 villages as they are please!
- Infill housing is different to the merging of two rural villages into one town without the facilities and with the loss of green space much needed by the communities.
- Huge increase in population of Haywoods and Colwich leads to loss of amenity function to all and loss of character and individuality to villages in a beautiful area unsuitable for suburban sprawl.

- Severe drainage problems on GH2 proposed site. Even horses can't be grazed on it.
- Coley Lane cannot sustain additional traffic - too narrow And unable to widen!
- Is there need for extra housing, has anyone counted the empty houses in this village, some have been empty for years!!!! Drainage flooding issues in Coley Lane will become worse.
- 1,060 houses will destroy our villages!
- Additional traffic problems will be generated along Meadow Lane - Weetmans Bridge!!!
- Is there going to be access to A51 from Coley Lane - top end?
- Back Lane is single track high banks both sides, no pavements or lighting and springs in fields cause the lane to flood regularly. Council workmen are called out several times a year to clear culvert and drains. Children walk along the lane to cross field to Jubilee playing field. More traffic will be hazardous more houses = more flooding.
- Any further development wild destroy the character of the villages and strain the infrastructure. Residents here came because of the rural nature of the area and further drops prices.
- Further development will increase crime, vandalism, traffic and make life intolerable for existing residents.
- Plan suggest 750 houses between G & L Haywood ie same size as either. The area between is about the same size as either. What will the name of the new conurbation be?
- Access to proposed LH1 (as with all Haywoods props) is non-sensible and places burden on already stretched infrastructure. Drainage especially. Pls think v seriously before you create problems for tomorrow with pushed measures today ps this "informal" route to opinion is at best "ill thought out"
- How many properties are unoccupied in Stafford BC area?
- Too many new houses have been built here over last 20 years - check out Brownfield sites before destroying this "area of outstanding beauty"
- From a village with a sense of community to a town with none is one swift government whim! - where's the village "centre" - are you demolishing church/pub/school? - the pink blobs area not realistic and are designed to deceive - show the area correctly!

- As I don't have a PhD in computer science I will write on this bit of paper! As your website is a joke (back to PhD in computer science) my main concerns are A: sewage, B: overloading road system (already bad), C: Regeneration of village centres we like ours just as it is, there is plenty of brownfield site in and around Stafford so why are you hell bent on destroying a way of life and getting rid of what little greenfield is left.
- Your village design statement, prepared by residents discusses importance of character of the area and how future development should at all times be in keeping. Quote Page 20 "avoiding pattern book designs" and new buildings reflecting mix of styles, material, size and height. As somebody with architectural qualifications I rarely, if ever, see new developments that manage this due to the cost, skill and planning needed. We are very concerned at the comments suggesting village centre development, loss of greenfield sites so close to AONB and the destruction of the village community. To see first hand the consequences of such development one only has to look at Burntwood, Chasetown and Chase Terrace. Let's hope those we have elected to represent us have the backbone and integrity to do so.
- Having only lived in Little Haywood for 3 years it has already become apparent how unsuitable the areas chosen for future development are. Coley Lane regularly floods after heavy rains from the run off of the fields chosen. If house, roads and driveways are built in this area where is the water going to have a chance to soak into??
- The area has a very good community spirit and facilities which support the local people. Houses built in these numbers suggested will not only put a huge strain on the existing facilities (new ones are always very late to appear non existent once new housing estates have been completed), but will also cause chaos with the number of cars which invariably come with each new development. Coley Lane is woefully inadequate to take more cars let alone construction vehicles which would need to use it for access to the proposed sites. This is not a case of "not in my back yard" but more a case of "have you thought it through".
- The consultation process has been something of a joke thus far. The website is hard to navigate and the absence of a proper public meeting is a mistake. I do not feel that the views of residents have been adequately sought. The village is totally unsuitable for mass development. Drainage continues to be a real problem is particularly Coley and Back Lanes. These flood several times a year causing real problems. Access is already poor and parked cars frequently obstruct the narrow lanes. There are other accidents at the junction of Coley Grove and Back Lane due to the vehicles parked there.
- It would be a mistake to turn these three separate and distinct communities into one indistinct urban sprawl. There are not the facilities to support them. Valuable greenfield sites would be lost forever. How can this further desecration of the countryside be called sustainable? How is the loss of open land used for recreation compatible with health and increased exercise?

- Its time for clear, simple messages, as the plans behind me are something of over-complicated driver.
- We do NOT want these houses to be built. Not only is our present infrastructure stretched beyond its capacity, but the Council, yet AGAIN, seems to be failing to do the most basic yet most IMPORTANT of its jobs; LISTEN, and REFLECT the views of its citizens. We elected you to be heard, for our views to be reflected NOT to be ignored.
- If these houses are built, you will be failing in your duty to uphold our views. Every ounce of trust we have in our elected representatives and even democracy will be destroyed if you allow these houses to be built.

Walton, Stone exhibition

- Will be a total disaster!

- No post or rate office
- Affordable housing for young married couples! Who were born in Stone and lived here ever since!!
- Flooding Sn4/SN3
- Housing Types
- Local Infrastructure
- Does Stone need more housing (Brown Belt in Stoke)
- Road Access
- Industrial Units already stood empty
- What infrastructure was promised for the present Aston Lodge development? and was it provided?
- Losing yet more green fields to make another concrete jungle
- When can we have a theatre or multi purpose building for us to perform in
- - Another transit camp for commuters
 - 2,00 houses = 8,000 people = 50% increase in population?
 - Infrastructure to support this?
 - How to flood Stone/Aston better? Leave the balancing pool project alone.
- What about schools, doctors, infrastructure etc Stone can't take this!
- Facilities - what will be provided for young people, children and infrastructure - sewerage, roads wide enough for extra traffic and recycling and collection?
- Roads are currently inadequate around Stone - Northern by Pass is required to connect the A51 with the A520, at least 1½ - 2 miles north (for A34)
- 2 - 3,000 in Stone area = at least 10,000 extra in habitants. Doctors? power, water, sewage?? Encroachment onto Green Belt? - inevitable!
- I agree with the above statements and what is being done about it "nothing"
- Where will my children go to school?

Gnosall exhibition

- How and when is the increase in employment opportunities going to happen? Without employment we will increase the dormitory aspect of Gnosall.
- What about number for schooling and extra traffic in and out of school area.
- Extra homes means extra shops needed eg supermarket
- You are urbanising the villages and losing the concept of rural life.
- Try reducing the population instead
- How do you intend to provide jobs for so many in times of recession never mind depression!
- How do you intend to comp with the extra rain water outfall from new road, roofs, patio, drives etc.
- As the majority of people in the new homes will use the lanes leading to it from Gnosall?
- What will be done to improve drainage? The system is already prone to being overloaded and flooding occurs!
- I have not seen a logical reason for 1,600 new houses. Particularly compared with a 1,000 for Eccleshall.
- I can see no proposals to upgrade the infrastructure eg what will the impact be on the roads to Newport and Stafford? Is the rail link to be resurrected??
- Gnosall is already on the verge of not being a village (based on size). Does Stafford feel any responsibility to maintain it as a village?
- In view of the likely long recession can the Council ask Region to reduce the quota?
- Does this mean Woodseaves will get mains gas supply?
- This number of new houses would entail years of infrastructure improvement, poor drainage and flooding and a complete change to the shops - eg Tesco moving in, in place of a garage or pub
- Has any consideration been give to the fact that large developments in Telford have been stopped and abandoned? Can this provide some of the housing that's required?
- Has the relative increase in traffic been calculated. What proposals are there for roads north and south as opposed to lanes?

- One of the significant reasons for these government enforce proposals is uncontrolled immigration. Where is the evidence that measures are in place to prevent further expansion of our villages to accommodate the influx?
- What type/size of houses are in the plan. If it is mainly 3/4/5 bedroom houses. The occupants will be commuters - more congestion?
- Audmore is already prone to a very high water table. This is prone to the many natural springs in the area adding to the problem. All the land in this proposal for building is elevated and the run off of water from these extra houses roads etc would completely swamp all the land and existing properties.

Holmcroft exhibition

- Why is this required in the first place?
- Why don't we fill the existing "employment" developments first?
- Why is there **no** plan for a bus station????
- The need to get people out of cars to reduce environmental impact requires better public transport.
- A dual carriage way is essential - linking J13 and J14 of the M6 - including Beaconside.
- Baswich House Development would make an excellent site for the County Council Admin Headquarters.
- This would free up hundreds of satellite office, car parking and reduce rates for the general public.