

Lucy Calrow (Planning)

From: Marco Longhi MP <[REDACTED]>
Sent: 21 December 2023 13:25
To: Planning Policy
Cc: CllrContact
Subject: [EXTERNAL EMAIL] Local Plan Objection (Site ref: 200)

Categories: Harvey Plant

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Dear Dudley Council,

Please see the objection below from Shane Guest regarding Site ref: 200 (The Straits/Majors Fold, Lower Gornal)

It will be highly appreciated if this can be acknowledged and the objection can be registered.

I can confirm that consent has been provided. I have sent letters out to all these residents, who have responded asking me to email planning to register their objection for the purpose of publication and representation.

Kind regards,

Marco Longhi MP

Submission time: Wednesday, December 20, 2023, 18:31:33

Timezone: Europe/London

Message (submitted): Application Number: P22/1853 Planning Department: Majors Fields (Site ref:200) December 2023 Subject: Strong Objection to Majors Field Development Proposal Dear Marco, I am writing on behalf of residents on The Straits to strongly object to the current proposal for the development of Majors Field. Firstly, it is deeply disheartening that consideration is being given to constructing houses on this greenfield site. Established documentation underscores the priority for building on brownfields first, as it is more sustainable and responsible to repurpose previously developed land. In accordance with Dudley Council's commitment to sustainability, this proposal should be automatically refused, given the absence of requests for planning permission on alternative sites. The National Planning Policy Framework emphasises the effective use of land, urging substantial weight on brownfield utilisation. Greenfield sites should only be allocated for affordable homes or if brownfield land is maximally utilised, particularly in town and city centres. Furthermore, Majors Fold has already inflicted disturbances such as increased noise, traffic, and pollution. Adding 14 additional houses is an unreasonable suggestion, encroaching upon our space and privacy. Issues of light, severe overshadowing, and flooding have arisen, all of which stand to worsen with this proposal. The already busy road, bus stop, and shops have led to increased crime, affecting resident welfare and safety. Noise, traffic, and pollution concerns should not be underestimated. The proposed properties will exacerbate these issues, significantly increasing the carbon footprint and contradicting Dudley Council's policy. The agricultural

impact, including risks to land, grass, trees, and habitat, poses a substantial threat to both the environment and public health. The proposal raises concerns about physical health due to hazardous substances, while the lack of privacy can adversely affect mental health. Additionally, the disruption and digging of land pose risks to properties and the surrounding areas. The proximity to the British Geological Survey's identified epicenter raises unaddressed risks. Moreover, the proposal will adversely impact property values, perpetuating rising inequality. The strain on local amenities like schools, doctors, and dentists, already stretched, will only intensify. Gornal Village's congestion and traffic issues necessitate careful consideration of potential safety concerns arising from additional roads. In conclusion, Gornal residents are overwhelmingly against this proposal. I urge a thorough review of the planning application to prevent serious issues from arising. The Straits does not need additional congestion, people, cars, or houses. I implore you to take these appeals seriously, revoke the planning permission, and redirect attention to areas in greater need. Yours Sincerely, Residents of The Straits

Parliamentary constituency (calculated): Dudley North

Admin county (calculated):

Admin district (calculated): Dudley

CED (calculated):

Admin Ward (calculated): Gornal

Parish (calculated): Dudley, unparished area

Volunteer for us: no

Volunteer type: -

Email subscription: yes

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