

Dean Piper
Head of Economic Development & Planning
Stafford Borough Council. Cannock Chase Council
Civic Centre, Riverside. Civic Centre, Beechcroft Road
Stafford. Cannock
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Subject: Strategic Assessment Request for the Eccleshall Development Plans

Dear Mr Piper

I am writing to express the deep concern of many Eccleshall residents regarding the growing number of development proposals put forward for our town, and to respectfully request that a **comprehensive strategic assessment** be undertaken before further planning decisions are made on individual applications.

Several major proposals will totally reshape the character and capacity of Eccleshall in fundamental ways. These include:

- **Taylor Wimpey's proposal** at Shaws Lane
- **Bloor Homes' scheme** east of Eccleshall
- **Muller Property Group's** three sites
- **Bellway** South of Stone Road

Taken together, these developments represent a substantial transformation of our landscape and community. We are deeply concerned that planning decisions may be taken in isolation, without a robust understanding of their **combined impact on infrastructure, schools, traffic, sewerage, water quality, flood risk, local services, biodiversity**, and the **distinct character of Eccleshall**. We believe this pattern of piecemeal submissions demands a more joined-up planning approach. As such, we respectfully request:

- That the **borough council undertake a Strategic Environmental Assessment (SEA) or Habitats Regulation Assessment (HRA)**
- That consideration be given to producing a **Supplementary Planning Document (SPD) or Masterplan** for Eccleshall to guide development responsibly and coherently
- That **public consultation** and transparent dialogue with residents and community groups form an integral part of this process

This request is based on the principles set out in the **National Planning Policy Framework (NPPF)**, which calls for local planning authorities to consider cumulative effects and plan strategically in the long-term public interest.

We are particularly concerned that Eccleshall may be allocated a disproportionately high volume of new housing relative to other Key Service Villages and towns such as Stafford and Stone. Any future development should be fairly and proportionately distributed across the Borough. The total of the houses planned is 1534, of which 961 are from developments by the above companies. Bloor plan to build 50 per year, the other projects are expected to complete over 3 years, so a total of 204 houses per year for the next 3 years. Stafford Borough Councils target is 782 houses per year. By population (Eccleshall is 6500 and Stafford Borough 137,000) Eccleshall should have no more than 4.7% or 37 houses per year!

We would be grateful for your support in requesting Stafford Borough Council to consider this course of action and to ensure that any decisions made reflect a fair, sustainable, and holistic vision for Eccleshall's future.

Yours sincerely