

South Staffordshire

Local Development Framework



Shaping a Sustainable Future
for South Staffordshire

**Statement of
Public Consultation
30(1)(d) Statement
February 2011**

**South Staffordshire
Local Development Framework**

**Core Strategy
Development Plan Document
Statement of Consultation**

South Staffordshire Council

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1. Introduction

- 1.1 This document sets out how South Staffordshire Council has involved the community and stakeholders in the preparation of the Core Strategy Development Plan Document (DPD). The purpose of this document is to set out how the Council has complied with Regulation 25 of the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008, in public participation in the preparation of a Development Plan Document.
- 1.2 The document sets out for each stage of consultation, the following information in accordance with the requirements of Regulation 30-(1) (d):
- Which bodies and persons were invited to make representations under regulation 25;
 - How those bodies and persons were invited to make representations;
 - A summary of the main issues raised by the representations made; and
 - How the representations made have been taken into account.
- 1.3 South Staffordshire Council is required to produce this Statement of Consultation, to accompany the submission of the Core Strategy DPD to the Secretary of State. The Statement will assist the Inspector at the examination in determining whether the Council has undertaken the level of consultation required by the regulations and whether or not the Core Strategy has been prepared in accordance with the requirements set out in the Council's adopted Statement of Community Involvement (SCI).
- 1.4 The table below shows the different stages undertaken in the preparation of the Core Strategy DPD.

Date	Stage of Preparation
October 2006	Consultation on Core Strategy Issues and Options Paper and Sustainability Appraisal documents
January 2007	-Consultation on Wolverhampton Airport -Issues and Options Paper and Interim Sustainability Appraisal Report
August 2008	Consultation on Development Policies Paper
February 2009	Consultation on Preferred Spatial Strategy Document and Interim Sustainability Appraisal Report
January 2010	Consultation on Policy Choices Document

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March 2010	Consultation on Policy H4 Gypsies, Travellers and Travelling Showpeople
March/April 2011	Representation period on pre-submission Publication Core Strategy DPD and Sustainability Appraisal Report
June/July 2011	Submission of the Core Strategy and Final Sustainability Appraisal Report for Examination
October /November 2011	Independent Examination of the Core Strategy DPD
March 2012	Adoption of the Core Strategy DPD

1.5 When work began on the Core Strategy DPD it was intended to prepare separate DPDs to cover Development Policies and Wolverhampton Airport. However, as a result of changes in guidance, and the responses received to the various consultation stages, the proposed submission Core Strategy now contains a suite of development policies, including those relating to Wolverhampton Airport.

2. Consultation Methodology

2.1 The Council is committed to involving local communities and stakeholders in the preparation of South Staffordshire's local planning strategy and sees consultation as an ongoing activity, which feeds the views of residents and consultees into the plan making process. This well-established history of consultation with residents, stakeholders, and other interested parties, has utilised a number of methods of engagement to develop the Core Strategy, in accordance with the Council's adopted Statement of Community Involvement (SCI) see www.sstaffs.gov.uk/pdf/Adopted%20SCI%20website%20version%201.pdf

2.2 The Council maintains a comprehensive LDF database, containing in excess of 1000 consultees. Those included on the database comprise local residents, stakeholders, infrastructure providers, developers, parish councils and numerous other interested parties. Cross boundary consultations have also been carried out with adjoining local authorities and parish councils. Appendix 1 gives a list of the specific consultation bodies including statutory agencies, national and regional bodies, and organisations responsible for services, utilities and infrastructure provision. The list also includes other bodies including voluntary and amenity groups, minority groups, disability groups, housing groups, religious groups, older person's groups and groups representing local business and industry.

2.3 The Council has an established on-line consultation facility at <http://sstaffs-consult.limehouse.co.uk> which has the benefit of enabling people to view and make comments electronically on consultation documents and to register for information and updates on

progress with the LDF. In addition to the on-line consultation the Council has published LDF newsletters to inform stakeholders on progress with the preparation of LDF documents and when and how people can be involved in the plan making process.

- 2.4 Throughout the process of consultation the Council has endeavoured to engage with as many individuals and organisations as possible and the following is a list of the types of consultation that have been carried out. For a full breakdown of the consultation methods used for each stage of the Core Strategy consultation process please refer to the individual consultation statements which can be viewed on the Council's website at

http://www.sstaffs.gov.uk/your_services/strategic_services/planning_policy_-_development/core_strategy.aspx

- Direct mailing
- District wide exhibitions
- Meeting with Parishes at a locality level
- Council website
- Workshops
- Seminars
- Presentations
- South Staffordshire Review
- Leaflets
- Residents' Panel
- Libraries
- Parish Council Offices
- Local Strategic Partnership
- Local Newspaper
- Newsletter

Links with the Local Strategic Partnership

- 2.5 In preparing the Core Strategy there has been a concerted effort to utilise and build upon the close links between the spatial planning process and the South Staffordshire Local Strategic Partnership. As part of early work leading to the development of the Core Strategy a Joint Community Strategy/Local Development Framework 'visioning' event was held in November 2005. The purpose of the event was to identify the key issues and priorities for South Staffordshire with the focus on working at a local level, and that the outcomes would inform the review of the Community Strategy and the preparation of the LDF. The visioning exercise was used to inform the preparation of the Core Strategy Issues and Options paper.
- 2.6 A key aspect of the close working relationship has been the liaison between the Local Strategic Partnership (LSP) and the Development Plans Team and engagement with LSP members and organisations. The Development Plans Team has attended and given presentations to

LSP meetings and Theme Groups. The strong links between the Sustainable Community Strategy and the LDF are reflected in the structure of the Publication Core Strategy.

3. Issues and Options Paper Consultation

- 3.1 In accordance with regulation 25, the Council undertook public consultation on the Core Strategy Issues and Options paper which ran from 30th October until 11th December 2006. The purpose of the first stage of the public consultation was to establish whether the key issues identified were the right issues to be focussing on, which of the options presented were the most appropriate, and whether there were any other alternative options to address the issues identified. As part of the Issues and Options consultation, a Sustainability Appraisal Scoping Report and interim SA report were also published for consultation. A Residents' Panel survey was also carried out to support and inform the Issues and Options consultation.
- 3.2 The consultation process used a number of techniques to help people to engage in the preparation of the plan and the outcomes of this stage of consultation helped to inform the development of the Preferred Spatial Strategy and the formulation of development policies.
- 3.3 The Statement of Community Involvement (SCI) was adopted by the Council in October 2006 and this was used as the basis for the consultation.

Who was consulted?

- 3.4 A Statement of Consultation has been prepared for the Issues and Options consultation and is available to view on the Council's website at http://www.sstaffs.gov.uk/your_services/strategic_services/planning_policy_-_development/core_strategy.aspx and copies are available from the Council on request. The statement contains a list of people and organisations who were invited to make representations at the Issues and Options stage.

How were people consulted?

- 3.5 In order to maximise stakeholder and community involvement, a number of consultation methods were used at the Issues and Options Stage. The methods used included:
- **Letters** were sent out to all of those on the Council's consultation database including statutory consultees, residents, stakeholders developers, other interested parties including Parish Councils and those people who had expressed an interest in the document.
 - **A questionnaire-style representation booklet** was produced to allow people to respond to the consultation.

- **A leaflet** was prepared setting out background information on LDF, the Core Strategy and the Issues and Options. The leaflet set out how people would be involved and make representations on the Core Strategy consultation.
- **Exhibitions** were held in 18 locations across the District and included information panels setting out details of the Core Strategy consultation document. The exhibitions were staffed by Development Plans Officers who were available to discuss the document in detail. The exhibitions were advertised via the Council's website, a notice with the consultation letters and posters were distributed to Parish Councils and libraries across the District.

The following table gives details of the exhibitions.

Date	Location
31 st October 2006	Coven Memorial Hall
1 st November 2006	Pattingham Village Hall
2 nd November 2006	Cheslyn Hay Village Hall
7 th November 2006	Perton Community Centre
8 th November 2006	Essington Community Centre
9 th November 2006	Wombourne Civic Centre
14 th November 2006	Codsall Council Offices
15 th November 2006	Wheaton Aston Village Hall
16 th November 2006	Great Wyrley Community Centre
21 st November 2006	Featherstone Community Centre
22 nd November 2006	Brewood Parish Council Offices
23 rd November 2006	Swindon Community Centre
28 th November 2006	Kinver Parish Council Offices
29 th November 2006	Trysull Village Hall
30 th November 2006	Acton Trussell Village Hall
4 th December 2006	Haling Dene Centre Penkridge
5 th December 2006	Huntington Community Centre
7 th December 2006	Lower Penn Victory Hall

- **An article** was printed in the Council's South Staffordshire 'Review' newspaper giving a summary of the Core Strategy Issues and Options Paper. The newspaper was distributed to all households in the District during November 2006.
- **A permanent display** giving details of the Core Strategy Issues and Options consultation was erected in the main reception Solutions at the Council Offices, Codsall for the duration of the consultation period.
- **Presentations** were given to District Councillors, the Local Strategic Partnership (LSP), Executive, other LSP groups and Parish Councils where requested.

3.6 All the consultation material relating to the Issues and Options consultation was placed on the Council's website and was made

available for public inspection at the Council Offices, Codsall and at all the libraries and Parish Councils in the District.

Results of the Issues and Options Consultation

3.7 The full Statement of Consultation on the Issues and Options consultation sets out the representation received. The Council received a total of 165 representations to the Issues and Options consultation and 185 people registered their interest in the Core Strategy at the public exhibitions.

3.8 The consultation responses focused on the key policy themes and the main issues raised included:

- **Green Belt and Open Countryside** – protecting the Green Belt and Open Countryside and reviewing Green Belt boundaries.
- **Locations for Growth** – alternative development options, development should be shared between villages across the District.
- **Housing Provision** – should be fewer housing developments to safeguard the Green Belt and character of villages, alternatively there should be more housing development in the District.
- **Affordable Housing** – more affordable homes should be provided.
- **Housing Choice** – provide housing to meet special needs and the needs of the ageing population, provide dwellings of a variety of sizes, types and tenures.
- **Employment** – protect good quality employment sites, encourage the refurbishment of existing buildings and the regeneration of underused sites, support mixed uses, and the expansion of existing businesses in rural areas including tourism.
- **Natural Environment** – protect the natural environment, minimise the impact of development on the landscape, encourage renewable energy schemes and restrict development in flood risk areas.
- **Historic Environment** – protect and enhance the historic environment, encourage the restoration and positive use of historic buildings' assets and locally important buildings.
- **Village Centres and Shopping** – existing mix of land uses in village centres should be supported, existing shops and sole facilities should be promoted and encouraged, and retail development should take place in village centres.
- **Transport** – retain existing rural public transport services, sustainable transport measures should be incorporated in new development and pedestrian and cycle links provided.
- **Recreation** – protect existing open spaces and green areas and allocate land for open space where it is needed.

- **Community Safety and Design** – promote high quality design in new development and designing out crime initiatives.

How the representations were taken into account

- 3.9 Where appropriate and relevant to the Core Strategy the most important issues that were raised at the Issues and Options Stage were taken into account in the Preferred Spatial Strategy document.
- 3.10 The Core Strategy Issues and Options consultation was the starting point for discussion and early community and stakeholder involvement. The Issues and Options Paper set out the Council’s initial thoughts on the key issues and put forward broad options to address those issues, and alternative spatial options for the location of development.
- 3.11 The Issues and Options Paper set out the following alternative development options:
- Option 1 – Focus development in the main villages
 - Option 2 – Focus development in the main villages with limited growth in the smaller villages
 - Option 3 – Share development between villages across the District
- 3.12 The consultation response from both residents and stakeholders indicated a clear preference for an option of sharing development between villages across the District. In order to move forward towards a preferred option it was considered that it would be appropriate to carry out further work to refine the alternative options, and on that basis the following refined options were formulated:
- Option 3A – Focused development in a small number of locations within South Staffordshire
 - Option 3B – Geographic spread in an even manner throughout the 22 villages of South Staffordshire
 - Option 3C – Geographic spread but within the context of a South Staffordshire Hierarchy of Settlements that determined appropriate levels of new housing development within the existing villages of South Staffordshire.
- 3.13 A ‘direction setting’ report set out these further options and the context and key background issues relating to the development of the spatial strategy was considered by the Council in April 2007. It was resolved to support the geographic spread of development (Option 3C) and to develop a hierarchy of settlements to determine the appropriate housing distribution strategy.

- 3.14 In developing a Preferred Option for the Core Strategy, the Council recognised that it would be important to ensure that it is capable of being delivered and that the capacity of existing services and infrastructure and the need for additional facilities would need to be taken into account. It was decided that consultation should be carried out specifically with key service and infrastructure providers on the alternative development options.
- 3.15 The Council produced a document, 'Working Towards a Preferred Option' in January 2008 for the purposes of engaging key service and infrastructure providers. The paper was sent to all key service and infrastructure providers relevant to the District and contained a number of consultation questions. To support and facilitate the consultation process, the Council also invited all key service and infrastructure providers to attend a workshop which was held a 14th January 2008 at the Council Offices in Codsall. The workshop was attended by 16 people representing a range of agencies including Staffordshire County Council, Staffordshire Police, Natural England, Environment Agency, Highways Agency and Travel West Midlands.
- 3.16 A summary of the consultation with the key delivery agencies and outcomes from the workshop is available to view on the Council's website at http://www.sstaffs.gov.uk/your_services/strategic_services/planning_policy_-_development/core_strategy.aspx and copies are available from the Council on request.
- 3.17 The key points and conclusions that emerged from the engagement with service and infrastructure providers informed the preparation of the Preferred Spatial Strategy and the preparation of a draft Infrastructure Delivery Plan.

4. Wolverhampton Airport Issues and Options Consultation

- 4.1 The Council carried out consultation on Wolverhampton Airport in January 2007 and consultation on an Issues and Options paper ran from 29th January until 12th March 2007. The purpose of the consultation was to seek stakeholders' views on the role and future of the Airport. As part of the Issues and Options consultation, an interim Sustainability Appraisal was also published for consultation.

Who was consulted?

- 4.2 A Statement of Consultation has been prepared for the Wolverhampton Airport Issues and Options consultation and is available to view on the Council's website at http://www.sstaffs.gov.uk/your_services/strategic_services/planning_policy_-_development/core_strategy.aspx and copies are available from the Council on request. The Statement contains a list of people and organisations who were invited to make representations at the Issues and Options stage.

How were people consulted?

4.3 A range of different consultation activities were used to reach a wide audience and these included:

- **Letters or e-mails** were sent out to consultees on the Council's comprehensive database who had expressed an interest in the Airport.
- **A non-technical leaflet** was produced and distributed providing information on the Issues and Options for the Airport.
- **Community exhibitions** were held in 5 locations to provide more information on the Issues and Options and these were staffed by Development Plans Officers. The exhibitions were advertised through a flyer which was distributed to Parish Councils and libraries, on the Council's website and in a local press notice. In addition, the Council wrote to people who had previously expressed an interest in the Airport and told them where/when the exhibitions were being held. The following table sets out details of the exhibitions.

Date	Location
6 th February 2007	Trysull Village Hall
6 th February 2007	Bobbington Village Hall
20 th February 2007	Wombourne Civic Centre
22 nd February 2007	Kinver Parish Council Offices
6 th March 2007	Council Offices, Codsall

- **A questionnaire-style representation form** was produced for the consultation and a shorter unstructured response form (comments sheet) was available at the exhibitions for people who wanted to respond in less detail.
- **A stakeholder workshop** was held and facilitated by consultants Entec UK Ltd to gauge opinion regarding the key issues and involve stakeholders in reviewing alternative options. Representatives from different stakeholder organisations were specifically invited to attend including representatives from Parish Councils.
- **A permanent display** was located in the Solutions reception at the Council Offices, Codsall providing information on the Issues and Options consultation.

4.4 All of the consultation material was made available to view on the Council's website, at the Council Offices, Codsall and at all libraries and Parish Council offices in the District.

Results of the Wolverhampton Airport Issues and Options Consultation

- 4.5 The full Statement of Consultation on the Wolverhampton Issues and Options consultation gives a summary of the representations received and the findings from the key stakeholder workshop.
- 4.6 A total of 453 responses were received to the consultation and 35 people attended the stakeholder workshop. The main issues raised included:
- **Role of the Airport** – the Airport should retain its current role as a general aviation airport
 - **Aircraft Types** – continue to restrict the use of the Airport by certain aircraft types and do not allow other types of business jets and helicopters.
 - **Approach to Development** – the Airport should only be used for aviation related businesses and if there is any development it should be located within the existing developed area.
 - **Future Use** – should the Airport close and it should be returned to an appropriate use compatible within the Green Belt policy.
 - **Heritage** – protect some of the wartime buildings and structures
- 4.7 There were concerns about possible expansion of the Airport and the introduction of commercial passenger operations using larger jet aircraft. The general view that emerged from the consultation was that a 'gentle evolution' of the site and its facilities over time (within the existing defined role and boundaries) was generally acceptable to most people.

How the representations were taken into account

- 4.8 Where appropriate and relevant to the Core Strategy the issues raised were taken into account in the preparation of the Preferred Spatial Strategy and formulation of planning policies for the Airport included in the policy choices consultation.

5. Development Policies Consultation

- 5.1 The Council published the Development Policies Consultation Paper in August 2008 and the consultation ran from 27th August until 26th September 2008. The purpose of the consultation was to seek views on the type of development policies that should be included in the Core Strategy including policies relating to Green Belt and Open Countryside, Housing, Employment, Design and Natural and Heritage Assets.

Who was consulted?

- 5.2 A Statement of Consultation has been prepared for the Development Policies consultation and is available to view on the Council's website at http://www.sstaffs.gov.uk/your_services/strategic_services/planning_policy_-_development/core_strategy.aspx and copies are available from the Council on request. The statement contains a list of people and organisations who were invited to make representations on the document.
- 5.3 The Council used a number of methods to engage people in making representations on the Development Policies Paper and these included:
- **Letters or e-mails** were sent out to consultees on the Council's comprehensive database who had expressed an interest in the Core Strategy and Development Policies.
 - **A simple response form** was produced for the consultation to enable people to make representations.
 - **Exhibitions** were held in each of the 5 localities to provide more information about the consultation and these were staffed by Development Plan Officers. The following table sets out the details of the exhibitions.

Date	Location
1 st September 2008	Cheslyn Hay Village Hall
10 th September 2008	Haling Dene Centre, Penkridge
16 th September 2008	Brewood Parish Council Offices
17 th September 2008	Council Offices, Codsall
23 rd September 2008	Wombourne Civic Centre

- 5.4 All of the consultation material was made available to view on the Council's website, at the Council Offices, Codsall and all libraries and Parish Council Offices in the District.

Results of the Development Policies Consultation

- 5.5 The full Statement of Consultation on the Development Policies consultation sets out the representations received and an analysis of the findings. The Council received a total of 71 responses to the consultation and the main issues raised included:
- **Green Belt and Open Countryside** – support policies to protect the Green Belt and Open Countryside and Green Belt policies should consider major developed sites.
 - **Housing** – there should be a policy dealing with the scale of new development within villages.
 - **Affordable Housing** – A specific policy should be included covering rural exception sites and any policy on affordable housing must consider viability.

- **Natural Assets** – support the inclusion of development policies protecting and enhancing natural assets and the landscape including Cannock Chase AONB.
- **Heritage Assets** – locally important buildings should also be protected and support for the protection of the historic environment.
- **Wolverhampton Airport** – policies should be included in the Core Strategy relating to the future role of the Airport.
- **Climate Change and Renewable Energy** – support for the inclusion of appropriate policies in the Core Strategy.
- **Other policy areas** – a policy area should be defined for Rodbaston estate, canals and canal related development should be covered by a specific policy.

5.6 In assessing the consultation responses, Green Belt Issues were the most commented upon topic in the responses to the questions set out in the consultation response form.

How the representations were taken into account

5.7 Where appropriate and relevant to the Core Strategy the issues raised were taken into account in assessing the scope and content of the policies needed to achieve the spatial objectives and deliver the spatial strategy. The consultation responses informed the formulation of policy choices in the Preferred Spatial Strategy document and the subsequent Policy Choices consultation document.

6. Preferred Spatial Strategy Consultation

6.1 The Council published the Preferred Spatial Strategy document for consultation on February 2009 and the consultation ran from 9th February until 6th April 2009. The purpose of the consultation was to seek views on the issues and challenges facing South Staffordshire, long-term vision, and the broad strategic direction for change and development in the District. The document also outlined the Council's preferred spatial strategy to deliver those objectives to shape a sustainable future for South Staffordshire. The document set out the main elements of the strategy under the Sustainable Community Strategy themes and also outlined the types of planning policies the Council considered would be needed to achieve the strategic objectives and deliver the strategy.

Who was consulted?

6.2 A Statement of Consultation has been prepared for the Preferred Spatial Strategy consultation and is available to view on the Council's website at http://www.sstaffs.gov.uk/your_services/strategic_services/planning_policy_-_development/core_strategy.aspx and copies are available from the Council on request. The statement contains a list of people

and organisations who were invited to make representations on the document.

How were people consulted?

6.3 The Council used a number of methods to engage people in making representations on the Preferred Spatial Strategy and these included:

- **Letters or e-mails** were sent to consultees on the Council’s comprehensive LDF database including all of those who had expressed an interest in the Core Strategy. Those included on the database comprised local residents, stakeholders, infrastructure providers, developers, Parish Councils and numerous interested parties, cross boundary consultations were also carried out with adjoining local authorities and Parish Councils.
- **A questionnaire-style representation form** was produced for the consultation to enable people to make representations.
- **An explanatory leaflet** was produced and sent out with the consultation letter and a supply of leaflets was deposited with the consultation material.
- **A series of locality based exhibitions** were held at 11 locations across the District to explain the Preferred Spatial Strategy and these were staffed by Development Plans Officers. The following table sets out the details of the exhibitions.

Date	Location
12 th February 2009	Wheaton Aston Village Hall
18 th February 2009	Acton Trussell Village Hall
23 rd February 2009	Featherstone Community Centre
24 th February 2009	Council Offices, Codsall
3 rd March 2009	Wombourne Civic Centre
11 th March 2009	Brewood Parish Council Offices
12 th March 2009	Kinver Parish Rooms
17 th March 2009	Perton Community Centre
18 th March 2009	Great Wyrley Community Centre
25 th March 2009	Haling Dene Centre, Penkridge
30 th March 2009	Bobbington Village Hall

- **Two workshops** were held with delivery agencies and developers and agents to explain the Preferred Spatial Strategy in detail.
- **Parish meetings** were held around the District, specifically designed to engage Parish Councillors.

6.4 All the consultation material was made available to view on the Council’s website, at the Council Offices, Codsall, and at all libraries and Parish Council Offices in the District. Development Plans Officers

gave presentations to District Councillors, the Local Strategic Partnership and LSP, theme groups and Parish/District liaison groups.

Results of the Preferred Spatial Strategy Consultation

6.5 The full statement of consultation on the Preferred Spatial Strategy consultation sets out the representations received and the Council's response. The Council received a total of 650 responses to the consultation and the main issues raised included:

- **Geographical Spread of Development**
 - The geographical spread of development based on a settlement hierarchy is the most suitable approach for South Staffordshire
 - The settlement hierarchy of main, local and small service villages is supported in principle
 - A higher growth scenario would be harmful to the spatial strategy for the Black Country and undermine the urban renaissance of the Major Urban Areas (MUAs)
- **Housing Growth**
 - The housing growth figures for the service villages should be reconsidered.
 - More development should be focused in the main service villages.
 - The scale of development proposed in the local and small service villages will have only a marginal impact on their sustainability.
 - Smaller service villages are in need of modest growth to help maintain their existing facilities and services and stay alive.
 - Provision should be made in the plan for the development of land South of Stafford to meet the needs of Stafford Town.
- **Green Belt and Open Countryside**
 - The protection of the Green Belt and the environment of the District is important.
 - There should be recognition that a review of the Green Belt boundaries will be undertaken at those settlements where development is proposed.
- **Economic Development**
 - Economic development should be focused on the main service villages.
 - The approach to economic development and development of employment sites is appropriate.
 - Existing employment sites should be protected.
 - Consideration should be given to bringing forward a Regional Logistics Site in Southern Staffordshire to serve the needs of the Black Country.

- **Wolverhampton Airport**
 - Support the principle that the Airport should continue its present role as a general aviation airport.
 - The physical expansion of the site and the operation of commercial passenger services and commercial freight services should be resisted.
 - Policies should address possible future growth and should not consider what will happen if the Airport closes.
 - A master plan should be prepared for the Airport.
- 6.6 The Preferred Spatial Strategy set out the level of housing growth for South Staffordshire based on the housing requirement of 3,500 dwellings set out in the West Midlands Regional Spatial Strategy Phase 2 Revision (WMRSS). The document suggested a flexible approach to housing growth and put forward lower and higher growth levels for comment.
- 6.7 The Preferred Spatial Strategy set out the Council's preferred approach to the distribution of housing growth and development which is for the geographic spread of development based on a settlement hierarchy. The settlement hierarchy consists of main local and small service villages and a category of other villages and hamlets. The Strategy identified the levels of growth for each of the villages over the plan period with the focus of growth on the main service villages and limited growth on the local and small service villages.
- 6.8 In response to the Preferred Spatial Strategy consultation, there were widely differing views about the housing growth levels, with some consultees arguing that the figures were too high and should be reduced. Furthermore, some consultees including the development sector highlighted that the WMRSS housing figure was a floor not a ceiling and welcomed the built in flexibility. The metropolitan local authorities commented that an increase in housing provision could undermine the urban regeneration/renaissance of the Black Country MUAs.
- 6.9 The proposed geographic spread of growth and development was generally supported by consultees, but there was some opposition to the strategy from development interests and a small number of parishes. It was suggested that the strategy will not fulfil its objectives with respect to sustainable development in the smaller villages. Some consultees considered that more development should be focused in the more sustainable main service villages and local service villages rather than limited growth in the less sustainable small villages because spreading development thinly across more villages will not deliver many community facilities. It was recognised by some consultees that the smaller villages need modest growth to help maintain their existing facilities and services and stay alive.

- 6.10 Comments were made regarding the levels of housing development proposed in each of the villages with some consultees suggesting that in some cases the figures were too high such as for the villages of Codsall, Penkridge and Wombourne.
- 6.11 The Preferred Spatial Strategy highlighted the possibility of development to the South of Stafford but gave no commitment to making a strategic allocation in the Core Strategy. Representations were made by Stafford Borough Council and landowning interests that the Core Strategy should make reference to land South of Stafford to meet the needs of Stafford Town as identified in the WMRSS.
- 6.12 Representations were made to the Preferred Spatial Strategy from the Black Country authorities supporting the provision of a Regional Logistics Site (RLS) to serve the needs of the Black Country as proposed in the WMRSS and stated that RLS provision should be recognised in the Core Strategy. Representations were also made from development interests supporting and promoting a potential RLS north of Wolverhampton.
- 6.13 The Preferred Spatial Strategy indicated the scope of policies for Wolverhampton Airport and the response to the consultation was that the Airport should retain its role as a general aviation airport. Many consultees expressed the view that jet aircraft and commercial passenger services should be resisted.

How the representations were taken into account

- 6.14 Where appropriate and relevant to the Core Strategy, the main issues raised at the Preferred Spatial Strategy stage were taken into account in the preparation of detailed planning policies in the Policy Choices Consultation and the subsequent Publication Core Strategy.
- 6.15 In response to the comments made on the Preferred Spatial Strategy, the Council concluded that the spatial strategy should be based on the delivery of 3,500 dwellings over the plan period consistent with the WMRSS and that a range of housing figures for each of the villages would not be the best option.
- 6.16 The geographic spread of development based on a settlement hierarchy is considered to be the strategy that will most closely meet the needs of local communities in South Staffordshire and the response to the consultation supports this approach. The Council considered that the main service villages should remain the focus of growth and development with limited growth in the local service villages. In response to the issues raised concerning housing allocations for the small service villages, it was concluded that no allocations should be made and that the emphasis should be on the provision of rural affordable housing to meet local needs.

- 6.17 The consultation highlighted concerns about the level of growth proposed for some of the service villages and the opportunity has been taken to review the housing figures. With regard to the issue of development South of Stafford the Council has taken the view that it has yet to see any evidence from local studies that is the most sustainable option and that it is not appropriate to include the site in the Core Strategy.
- 6.18 In response to the comments regarding the issue of the Regional Logistics Site (RLS), the Council is concerned about the impact of such development in the District and has taken the view that a study of potentially suitable sites should be taken with the area of search.
- 6.19 The comments received regarding the approach to the policies for Wolverhampton Airport were generally supportive and enabled the Council to formulate more detailed policies in the Policy Choices document.

7. Policy Choices Consultation

- 7.1 The Council published the Policy Choices document in January 2010 and the consultation ran from 25th January until 22nd March 2010. The purpose of the consultation was to seek the views of key stakeholders on detailed policies for the Core Strategy. The Policy Choices document was informed by the background work undertaken and consultation responses to the Preferred Spatial Strategy document and earlier development policies consultations. The Policy Choices document set out a number of Core (strategic level) policies and more detailed Development Policies which are intended to replace many of the old Local Plan policies.

Who was consulted?

- 7.2 A Statement of Consultation has been prepared for the Policy Choices consultation and is available to view on the Council's website at http://www.sstaffs.gov.uk/your_services/strategic_services/planning_policy_-_development/core_strategy.aspx and copies are available from the Council on request. The statement contains a list of people and organisations who were invited to make representations on the document.

How were people consulted?

- 7.3 The Council used a number of methods of engagement during the Policy Choices consultation and these included:
- **A letter or e-mail** explaining the Policy Choices consultation was sent to all those on the Council's comprehensive LDF database. Those included in the database comprised local residents, stakeholders, infrastructure providers, developers,

Parish Councils and numerous interested parties; cross boundary consultations were also carried out with adjoining Local Authorities and Parish Councils.

- **A simple representation form** was produced for the consultation exercise to enable people to make representations.

7.4 All the consultation material was made available to view on the Council's website at the Council Offices, Codsall, and at all libraries and Parish Council Offices in the District. In tandem with the Policy Choices consultation, the Council also carried out targeted consultation with some infrastructure providers on the Draft Infrastructure Delivery Plan (IDP).

Results of the Policy Choices Consultation

7.5 The full statement of consultation on the Policy Choices consultation sets out the representations received on each of the policies and the Council's response. The Council received a total of 804 responses to the consultation and the main issues raised included.

- **Spatial Strategy/Settlement Hierarchy**
 - The settlement hierarchy underpinning the spatial strategy is generally supported.
 - The main service villages should be the main focus for development and service provision.
 - The spatial strategy should include reference to cross boundary development (housing and employment).
- **Green Belt and Open Countryside**
 - The commitment to protect the Green Belt and Open Countryside is supported.
 - Recognised that Green Belt boundaries will need to be reviewed to accommodate and deliver future development requirements.
- **Housing Delivery/Housing Distribution**
 - The level of housing growth proposed is consistent with the West Midlands Regional Spatial Strategy (WMRSS).
 - The general approach to the geographic spread of development is supported.
 - The housing allocations for the service villages should be changed and more growth should be redirected to the main service villages.
 - Some of the main service villages should have higher housing allocations.
 - The local and small service villages should have higher housing allocations.
 - The strategy should make clearer reference to the opportunity of growth on land South of Stafford.

- **Affordable Housing**
 - The reasons for the different affordable housing targets are not clear these should be based on robust evidence including an assessment of economic viability.
 - The provision of rural exception sites is supported.

- **Employment/Local Economy**
 - Employment development should be focused on the main service villages.
 - Support for the delivery of strategic employment sites (i54 and Hilton Cross) and redevelopment of the former Royal Ordnance Factory.
 - Support should be given for the provision of a Regional Logistics Site (RLS) in South Staffordshire to meet the needs of the Black Country.

- **Sustainable Development/Renewable Energy**
 - The approach to promoting sustainable development in the District is supported.
 - The Core Strategy should be more proactive and set out areas where particular types of renewable and low carbon energy would be encouraged.

- **Infrastructure Delivery**
 - Important for development to be supported by adequate and appropriate infrastructure.
 - Recognised that new development will need to contribute to new infrastructure but development contributions should be proportionate.

- **Sustainable Transport**
 - Important that the Council works with its partners within and outside the District to support and improve cross boundary public transport services.

- **Wolverhampton Airport**
 - The general thrust of policy for the Airport for it to retain its role as a general aviation airport is supported.
 - Planning policy should consider the growth and evolution of the Airport within the context of national and regional policy.
 - Development to be resisted should include commercial freight services.
 - The policy for the Airport is consistent with the West Midlands Regional Spatial Strategy (WMRSS).
 - It is not appropriate to consider what would happen if the Airport closes.

- **Open Space Sport and Recreation**
 - The Core Strategy should set out a strategic approach to sport and recreation and green infrastructure in the District.

How the representations were taken into account

- 7.6 Where appropriate and relevant to the Core Strategy, the main issues that were raised during the Policy Choices consultation were taken into account in preparing the Publication Core Strategy.
- 7.7 The protection of the Green Belt and the Open Countryside has remained a key issue throughout the development of the Core Strategy and the Council's proposed approach as expressed in the Preferred Spatial Strategy and the Policy Choices consultation is supported by and reflects the views of the residents of South Staffordshire.
- 7.8 The responses to the Policy Choices consultation demonstrate continued support for the geographic spread of development and the settlement hierarchy although there are still some consultees that want either lower or much higher housing numbers in some of the villages.
- 7.9 Further representations were made in response to the Policy Choices consultation supporting the development of land South of Stafford. However, the views of the Council remain unchanged on this issue and they are that this location should only be considered for housing if local studies demonstrate that this is the best option for the future growth of Stafford Town.
- 7.10 In response to the Policy Choices consultation further representations were made relating to Regional Logistics Sites (RLS). The Policy Choices document made general reference to the provision of an RLS in the context of the WMRSS. However, the Council remains concerned about this issue and feels that it is not appropriate to include specific reference to RLS in the Core Strategy.
- 7.11 The consultation on the Policy Choices document provided some further helpful comments about Wolverhampton Airport and demonstrates support for the Council's proposed approach. In response to consultations on the Airport Issues and Options paper, Preferred Spatial Strategy and the Policy Choices document, the Council has taken the view that it wishes to see the Airport continue to its present role as a general aviation airport with a gentle evolution of the site over time (within the existing defined role and boundaries). This approach is consistent with views of residents and key stakeholders.
- 7.12 The Policy Choices consultation provided an important step in developing the detail of the planning policies for the Core Strategy and the comments received to the consultation have generally been

positive and supportive. A further review of the policies has been carried out to ensure that they are fit for purpose, locally distinctive and do not repeat national policy.

8. Policy Choices – Policy H4 Gypsies, Travellers and Travelling Showpeople Consultation

- 8.1 At the time of the publication of the Policy Choices document, the policy on Gypsies, Travellers and Travelling Showpeople was not sufficiently advanced to be included in the consultation document. A separate consultation exercise was carried out in March 2010 on the proposed Core Strategy policy for Gypsies, Travellers and Travelling Showpeople (Policy H4). The consultation period ran from 29th March until 24th May 2010.

Who was consulted?

- 8.2 A Statement of Consultation has been prepared for the consultation on the proposed Core Strategy Policy H4 on Gypsies, Travellers and Travelling Showpeople and is available to view on the Council's website at http://www.sstaffs.gov.uk/your_services/strategic_services/planning_policy_-_development/core_strategy.aspx and copies are available from the Council on request. The statement includes a list of people and organisations who were invited to make representations on the policy.

How were people consulted?

- 8.3 The Council used a number of methods of engagement during the Core Strategy Policy H4 consultation and these included:
- **A letter or e-mail** explaining the proposed consultation was sent to all those on the Council's comprehensive LDF database. The letter or e-mail was also sent directly to Gypsy, Traveller and Travelling Showpeople families in the District, and all planning agents with known Gypsy and Traveller connections.
 - **Development Plans Officers** met with a number of gypsy families to discuss the proposed policy and the consultation.
 - **Visits** to a number of South Staffordshire's established Gypsies, Travellers and Travelling Showpeople sites were also undertaken leading up to the consultation to seek the views of families on what their needs might be during the plan period.
 - **A simple representation form** was produced for the consultation to enable people to make representations.

- 8.4 All the consultation material was made available to view on the Council's website, at the Council Offices, Codsall, and at all libraries and Parish Council offices in the District.

Results of the Policy H4 Consultation

- 8.5 The full statement of consultation on the proposed Core Strategy Policy H4 on Gypsies, Travellers and Travelling Showpeople sets out the representations received to the consultation and the Council's response. The Council received 34 responses to the consultation and the main issues raised included:

- **Policy Criteria**

- Certain aspects of the policy criteria are more restrictive than advised in national policy guidance.
- Some of the criteria are unnecessarily detailed.

- **Provision of Sites**

- A more flexible approach should be adopted towards the provision of sites.
- South Staffordshire has a disproportionate number of Gypsy caravan sites and further sites should not be provided.

How the representations were taken into account

- 8.6 The consultation on the proposed Core Strategy Policy H4 on Gypsies, Travellers and Travelling Showpeople raised no fundamental objections to the policy, although some respondents suggested changes to the wording of the policy criteria.
- 8.7 The Council recognises that there are concerns about the scale and location of gypsy and traveller provision in South Staffordshire and the impact of proposals on the settled community and the environment of the District, particularly the Green Belt. It has been accepted by residents and stakeholders that a robust planning policy is needed.
- 8.8 The responses received from the consultation exercise have enabled the Council to progress towards the formulation of a final detailed policy on Gypsies, Travellers and Travelling Showpeople for inclusion in the Publication Core Strategy. The Council has decided to adopt the emerging policy as Council policy as an interim measure pending the adoption of the Core Strategy. The Policy was adopted by the Council on 5th October 2010 and will be used as a material planning consideration when determining planning applications.

9. Other Engagement

- 9.1 Throughout the preparation of the Core Strategy there have been various engagement activities outside the set consultation periods. These have enabled on going dialogue with key bodies and

organisations including government agencies and cross boundary discussions with other local authorities.

Cross Boundary Engagement

9.2 During the preparation of the Core Strategy, adjoining local authorities were contacted to participate in ongoing cross-boundary discussions, and where necessary meet to discuss relevant issues. The following face to face meetings were held:

- Cannock Chase Council - 17th January 2007
- Stafford Borough Council – 8th March 2007
8th October 2008
20th January 2009
22nd July 2009
- Wolverhampton City Council – 25th April 2007
- Telford and Wrekin Borough Council – 9th July 2007
- Wyre Forest District Council – 13th July 2007
- Bridgnorth District Council – 24th July 2007
- Shropshire Council - 26th November 2008

9.3 Where face-to-face meetings have not taken place, the Council has endeavoured to engage with authorities through other forms of communication to discuss cross boundary issues. The Council has maintained a dialogue through contact at various regional and sub-regional planning forums and meetings. The following provides a summary of the issues that emerged from the cross boundary discussions.

Stafford Borough Council

- Growth aspirations of Stafford
- Impact of growth of Stafford on Cannock Chase AONB and Special Area of Conservation
- Rural economy/open countryside – need for complementary approach
- Transport links – West Coast rail line, M6 Motorway, A449, A34, Staffs/Worcestershire Canal
- Green infrastructure links – need for complementary approach to cross boundary green space corridors
- Cumulative impact of potential renewable energy proposals

Cannock Chase District Council

- Green Belt – consistent policy approach required
- Economic/labour market links – commuting into Cannock Town
- Transport links – M6 Toll Motorway, A5, A34, A460
- Housing links – Sub Regional Housing Market Area and Sub Regional Gypsies and Travellers Study Area
- Impact of housing growth, tourism and recreation on Cannock Chase AONB and Special Area of Conservation – need for complementary approach
- Hatherton Branch Canal – need for consistent policy approach to the restoration of the canal
- Landscape – Forest of Mercia need for complementary approach by forest partners
- Green Infrastructure links – need for complementary approach to cross boundary green space corridors

Walsall Metropolitan Borough Council

- Green Belt – consistent policy approach required
- Economic/labour market links – commuting into conurbation
- Pressure for housing development – need to constrain housing development adjacent to the MUA
- Impact of housing growth, tourism and recreation on Cannock Chase AONB and Special Area of Conservation – need for complementary approach
- Housing links – Sub regional Housing Market Area
- Transport links – M6 Motorway, A34
- Tourism links – links to tourist attractions
- Green Infrastructure links – need for complementary approach to cross boundary green space corridors
- Reliance on South Staffordshire for green space/outdoor recreation

Wolverhampton City Council

- Green Belt – consistent policy approach required
- Economic/labour market links – i54 Wobaston Road, links with Stafford Road Regeneration Corridor, high technology/creative industries, high levels of commuting into conurbation
- Pressure for housing development – need to constrain housing development adjacent to the MUA
- Impact of housing growth, tourism and recreation on Cannock Chase AONB and Special Area of Conservation – need for complementary approach to cross boundary green space corridors
- Housing links – Sub Regional Housing Market Area
- Transport links – public transport links to the conurbation
- Tourism links – links to tourist attractions
- Green Infrastructure links – need for complementary approach to cross boundary green space corridors
- Reliance on South Staffordshire for green space/outdoor recreation

Dudley Metropolitan Borough Council

- Green Belt – consistent policy approach required
- Pressure for housing development – need to constrain housing development adjacent to the MUA
- Impact of housing growth, tourism and recreation on Cannock Chase AONB and Special Area of Conservation – need for complementary approach
- Housing links – Sub Regional Housing Market Area
- Economic links – commuting into conurbation, links to adjacent regeneration corridor
- Tourism/recreation links – links to tourist attractions
- Green Infrastructure links – need for complementary approach to cross boundary green space corridors
- Reliance on South Staffordshire for green space/outdoor recreation

Bromsgrove District Council

- Green Belt – consistent policy approach required

Wyre Forest District Council

- Green Belt – consistent policy approach required
- Rural Economy – need for complementary approach
- Transport links – A449, Staffordshire/Worcestershire Canal
- Tourism/recreation links – Kinver Edge/Kingsford Country Park
- Green Infrastructure links – need for complementary approach to cross boundary green space corridors

Shropshire Council

- Green Belt – consistent policy approach required
- Rural economy – need for a complementary approach
- Green infrastructure links – need for complementary approach to cross boundary green space corridors

Telford and Wrekin Borough Council

- Housing links – Sub Regional Housing Market Area
- Rural Economy – need for a complementary approach
- Transport links – M54 Motorway, A5, A41, Shrewsbury to Wolverhampton rail line
- Green Infrastructure links – need for complementary approach to cross boundary green space corridors

Sustainability Appraisal

- 9.4 The Council is required to ensure that documents prepared for the Local Development Framework (LDF) are subject to a Sustainability Appraisal (SA). The purpose of Sustainability Appraisal is to appraise the social, environmental and economic effects of the strategies and policies in the LDF from the outset of the plan making process.
- 9.5 The Core Strategy has been subject to SA and a number of documents have been produced.

Scoping Report and Interim Sustainability Appraisal of the Core Strategy Issues and Options

- 9.6 A SA Scoping Report and Interim SA report of the Core Strategy Issues and Options were published for consultation in September 2006 alongside the Core Strategy Issues and Options Paper. A non-technical summary of the Scoping Report was also produced in the form of a leaflet. The consultation period ran from 30th October until 11th December 2006.

- 9.7 The SA Scoping Report provided baseline information, identified the key sustainability issues, objectives and criteria with which to assess Development Plan Documents including the Core Strategy. The purpose of the Interim Sustainability Appraisal Report was to appraise the key issues and options against the SA Framework.
- 9.8 A range of stakeholders were consulted on the Scoping Report and the Interim Sustainability Appraisal Report including the Environment Agency, Natural England and English Heritage. Copies of the Scoping Report, non-technical Summary and Interim SA report were sent out on request and were made available on the Council's website, Council Offices, Parish Council Offices and local libraries.
- 9.9 A small number of responses were received, notably from the Environment Agency and the comments made on the Scoping Report principally related to data and these have been addressed. The responses to the SA scoping report and the Interim SA have fed into the continuing development of the SA.

Interim Sustainability Appraisal of the Alternative Spatial Strategy Options

- 9.10 Although there was no formal requirement to prepare an SA report at that stage, it was considered helpful to prepare an appraisal of the Alternative Spatial Strategy Options Paper. An interim SA report was prepared in January 2008 and was used to help inform a stakeholder workshop. The Alternative Options Paper set out refined options from those presented in the Issues and Options Paper of October 2006 and the SA Report carried out a fresh appraisal of these options to directly compare their performance against the sustainability objectives. The analysis also drew from the Interim SA of the original Issues and Options Paper.
- 9.11 The Interim SA of the alternative options raised no significant issues and was used to inform the preparation of the Preferred Spatial Strategy.

Interim Sustainability Appraisal of the Preferred Spatial Strategy

- 9.12 The Interim SA of the Core Strategy Preferred Spatial Strategy was published for consultation alongside the Core Strategy document in February 2009 and the consultation ran from 9th February until 6th April 2009. The purpose of the SA report was to identify and evaluate the likely significant effects of the Core Strategy Preferred Spatial Strategy and indicative policies including any cumulative effects.
- 9.13 The interim SA report was sent out on request and copies were made available on the Council's website, Council Offices, Parish Council offices and local Libraries. Although there were many responses to the Core Strategy document, only one response was made to the SA report

and this was made by Natural England which was supportive. The SA process has played an important role in shaping the Spatial Strategy and the identification of the most sustainable option for South Staffordshire.

Habitats Regulations Assessment

- 9.14 The Habitats Regulations Assessment (HRA) process underpins the preparation of LDF documents, including the Core Strategy. It has a key role in assessing the potential impact of the planning strategy on designated European Sites within and outside the plan area.
- 9.15 Although linked to the preparation of the Core Strategy and the SA, the HRA is a separate process. An Appropriate Assessment Review Report was published for consultation in February 2009 alongside the Preferred Spatial Strategy consultation document. The Review was undertaken as part of the initial stages of the HRA process and highlighted whether the outline policies in the Preferred Spatial Strategy were likely to lead to potential effects on the European sites and what these likely impacts would be. It also made recommendations to strengthen the Core Strategy and recommendation for the wording of policies in the final draft plan.
- 9.16 A wide range of stakeholders was consulted on the Review report, including Natural England. Natural England was the only organisation who responded to the consultation and they supported the recommendations made. The initial HRA work has been used to feed into the preparation of the Stage 1 Screening Report which will be published alongside the Publication Core Strategy. The process of HRA preparation has been assisted by close working and engagement between the Council's Development Plans team, consultants Atkins Ltd and Natural England.
- 9.17 To further assist the preparation of the final Core Strategy, a HRA Review was undertaken of the Policy Choices consultation document in January 2010. The report was not subject to consultation but has been used to inform the preparation of the detailed policies in the Publication Core Strategy.

10. Conclusion

- 10.1 It is considered that the process followed through the preparation of the Core Strategy Development Plan Document has complied with the requirements of the relevant regulations and the Council's adopted Statement of Community Involvement.

Appendix 1 – Consultees

Statutory Consultation Bodies

- Adjacent Authorities – Worcestershire County Council, Shropshire County Council, Wolverhampton City Council, Wyre Forest District Council, Bromsgrove District Council, Walsall Metropolitan Borough Council, Dudley Metropolitan Borough Council, Sandwell Metropolitan Borough Council, Telford and Wrekin Borough Council, Bridgnorth District Council
- Staffordshire Authorities – Stafford Borough Council, Cannock Chase District Council, Lichfield District Council, Tamworth Borough Council, East Staffs Borough Council, Newcastle-under-Lyme Borough Council, Stoke-on-Trent City Council, Staffordshire Moorlands District Council
- Adjoining Parish Councils
- Advantage West Midlands
- Councillors and MPs
- Department for the Environment Food and Rural Affairs
- English Heritage
- Natural England
- Government Office West Midlands
- Highways Agency
- South Staffordshire Parish Councils
- Severn Trent Water Ltd
- South Staffordshire Water Plc.
- South Western Staffordshire PCT
- Staffordshire County Council
- Network Rail
- Telecommunications operators, Mobile Operators Association, BT
- The Countryside Agency
- The Environment Agency
- West Midlands Public Health Group
- West Midlands Regional Assembly
- South Staffordshire Local Strategic Partnership
- Government Departments - Home Office, Department for Culture, Media and Sport, Department for Transport, Department of Constitutional Affairs, Department of Education and Skills, Department of Trade and Industry, Department of Work and Pensions, Ministry of Defence, ODPM and the Secretary of State, Office of Government Commerce

Other Consultees

The following are examples of non-statutory consultees who were sent the questionnaire:

Amenity and Community Groups

- Brewood Village Design Statement Group
- CAMRA
- Community Council for Staffordshire
- Friends of the Bratch
- Brewood Civic Society
- Stafford Historical and Civic Society
- Kinver Civic Society
- Pattingham Historic and Civic Society
- Wombourne Civic Society
- Penkridge Civic Society

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- Kinver Green Belt Action Group
- South Staffordshire Community and Voluntary Action
- Wolverhampton Airport Action Group

Countryside/Conservation Groups

- British Geological Survey
- British Waterways
- Cannock Chase AONB Unit
- Centre for Ecology and Hydrology
- Campaign to Protect Rural England
- Estates Groups – Pattingham Church, Enville and Stalybridge, Wyrley, Dunston
- Forest of Mercia
- Forestry Commission
- Garden History Society
- Inland Waterways Association
- Lichfield and Hatherton Canal Restoration Trust
- National Farmers Union
- National Trust
- Ramblers Association
- RSPB
- Sow and Penk Industrial Drainage Board
- Staffordshire Gardens and Parks Trust
- Staffordshire Wildlife Trust
- Woodlands Trust
- Wombourne Conservation Group

Built Environment Groups

- Commission for Architecture and the Built Environment
- Midlands Architecture and Designed Environment

Minority Groups

- Commission for Racial Equality
- Equal Opportunities Commission
- The Showman’s Guild of Great Britain

Disability Groups

- Disability Rights Commission

Housing Groups

- Accord Housing Association,
- Bromford Carinthia Housing Association,
- Midland Heart,
- Heantun Housing Association,
- Home Builders Federation
- Housing Corporation
- Jephson Homes Housing,
- Sanctuary Housing Association,
- South Staffordshire Housing Association,
- Touchstone Housing Association

Culture and Recreation groups

- Arts Council West Midlands
- Culture West Midlands
- Heart of England Tourist Board
- Museums and Libraries & Archives West Midlands
- National Playing Fields Association
- Sport England
- Tourism West Midlands

Local Business/Industry Groups

- Airport Operators including Wolverhampton Airport Ltd
- Business Link West Midlands
- Chamber of Commerce – Southern Staffordshire, Black Country
- Confederation of British Industry
- English Partnerships
- InStaffs (UK) Ltd
- Learning and Skills Council – Staffordshire, Black Country
- South Staffordshire Partnership

Transport Groups

- Civil Aviation Authority
- Freight Transport Association
- Local Transport Operators
- Rail Companies including Network Rail and the Rail Freight Group
- Road groups and Road Haulage Association

Religious Groups

- Church Commissioners

Older Persons Groups

- Age Concern South Staffordshire

Energy providers

- Coal Authority
- Electricity, Gas and the National Grid

Other groups

- Crown Estate Office
- Diocesan Board of Finance
- Fire and Rescue Services
- Health and Safety Executive
- Staffordshire and Shropshire Strategic Health Authority
- Staffordshire Parish Councils Association
- West Midlands LGA
- West Midlands Planning Aid
- Women's National Commission
- Anyone who has expressed an interest in being involved in the preparation of documents within the LDF

If you would like to know more about our Local Development Framework or any of the matters included in this document...

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