

Core Strategy Preferred Spatial Strategy Summary of Representations





Title Page

**South Staffordshire Council**

**Local Development Framework**

**Core Strategy Preferred Spatial Strategy Consultation**

**February - April 2009**

**Summary of Representations**

**South Staffordshire Council**

. Title Page

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## Chapter 1 . Introduction

**1.1** The Council is preparing a Local Development Framework to help to shape a sustainable future for South Staffordshire. The Core Strategy will be at the heart of the Local Development Framework and will set out the long-term vision, objectives and planning policies to deliver the vision and secure a sustainable future for the District.

**1.2** This document describes the public consultation undertaken by the Council in relation to the Core Strategy Preferred Spatial Strategy, the comments received in response to that consultation and the Council's response to those comments. The statement outlines the consultation methods used by the Council, the local communities and organisations that were consulted and sets out the views of respondents to the key issues raised in the Preferred Spatial Strategy Consultation Document.

**1.3** The Core Strategy Preferred Spatial Strategy Consultation was carried out in accordance with the Town and Country Planning (Local Development) (England) Regulations 2008 and South Staffordshire Councils adopted Statement of Community Involvement.

**1.4** We first consulted residents and stakeholders on the Core Strategy in 2006 when we published an 'Issues and Options' Paper. It looked at what the key issues were and at how development might be focused in the District. As a result of this consultation and further work looking at alternative options, it was concluded that the most appropriate approach is to spread growth across the District based on a 'settlement hierarchy'. In 2008 further consultation took place to consider the inclusion of detailed development policies in the Core Strategy. The Preferred Spatial Strategy represents the conclusions drawn from the previous consultation events. Further details of these consultations can be found on the Council's website at [www.sstaffs.gov.uk](http://www.sstaffs.gov.uk).

## Chapter 1 . Introduction

## Chapter 2 . How we Consulted

**2.1** The Council is committed to involving local communities and stakeholders in the preparation of the Local Development Framework and sees consultation as an ongoing activity, which feeds the views of residents and consultees into the plan process. The purpose of the Core Strategy Preferred Options consultation exercise was to gather views on the Council's preferred approach to the Spatial Strategy for the District. The Paper was the second stage in preparing the Core Strategy.

**2.2** The Council has a well-established history of consultation with residents, stakeholders, and other interested parties, and utilised a number of engagement methodologies during the Core Strategy Preferred Spatial Strategy consultation period, in accordance with the Council's adopted Statement of Community Involvement (SCI). In February 2009 a letter or e-mail (see Appendix A and B) explaining the proposed consultation was sent to all those on the Council's comprehensive database, containing in excess of 1000 entries. Those included on the database comprise local residents, stakeholders, infrastructure providers, developers, parish councils and other interested parties. An extract from South Staffordshire Council's adopted SCI containing a more detailed list of consultees can be found at Appendix C.

**2.3** A questionnaire-style representation leaflet (see Appendix D) was produced for the consultation, and was designed to ask a number of closed questions that could be quantified during analysis, but also provided opportunity for a more lengthy qualitative response if so desired. Whilst the use of the form assisted both those making comments and the Council in comparing responses, views and observations were accepted in any form. Those responses received in an alternative format were best fit to the original questions provided.

**2.4** All documentation relating to the Preferred Spatial Strategy consultation were placed on the Council's website together with response forms and supporting information, which would assist local communities and stakeholders in understanding what they were being invited to comment on. All material was also made available for public inspection at the Council Offices Codsall, and at all the libraries and Parish Councils in the District.

**2.5** The Council produced an explanatory leaflet regarding the Core Strategy Preferred Spatial Strategy (see Appendix E). The leaflet accompanied the letter sent to those on the database and a supply was also deposited with the documentation at the locations listed above.

**2.6** Two workshops were held, one on the 26th March 2009 for delivery agencies and again on the 2nd April 2009 for developers and agents, to explain in more detail the proposals within the document and to provide them with guidance in responding to the consultation questions. A number of Parish Meetings were held around the District, specifically designed for Parish Councillors. These meetings provided an opportunity for Parish Councillors to ask questions and express any views regarding the proposed spatial strategy.

**2.7** An extensive series of locality based exhibitions were held across the District, which were staffed by Development Plans Officers. The exhibitions held were as follows:

<b>Date</b>	<b>Venue</b>	<b>Time</b>
Thursday 12th February	Wheaton Aston Village Hall	3pm-7pm
Wednesday 18th February	Acton Trussell Village Hall	3pm-7pm
Monday 23rd February	Featherstone Community Centre	3pm-7pm
Tuesday 24th February	Council Offices, Codsall	3pm-7pm
Tuesday 3rd March	Wombourne Civic Centre	3pm-7pm

## Chapter 2 . How we Consulted

<b>Date</b>	<b>Venue</b>	<b>Time</b>
Wednesday 11th March	Brewood Parish Council Offices	3pm-7pm
Thursday 12th March	Kinver Parish Rooms	3pm-7pm
Tuesday 17th March	Perton Community Centre	3pm-7pm
Wednesday 18th March	Great Wyrley Community Centre	3pm-7pm
Wednesday 25th March	Haling Dene Centre, Penkridge	3pm-7pm
Monday 30th March	Bobbington Village Hall	3pm-7pm

### **Table**

**2.8** The exhibitions were attended by a variety of residents, representatives of local groups, and key stakeholders; and those who attended took the opportunity to talk to planning officers about local issues. Public notices about the consultation were placed in the local newspaper 'Express and Star' and articles appeared in the paper during the consultation period. A copy of the newspaper article is included in Appendix F.

**2.9** The Development Plans page of the Council's website was updated to contain details of the Core Strategy Preferred Spatial Strategy consultation including times and locations of exhibitions, and a response form was available on line. The document was also publicised on the homepage of the website as a 'current' consultation document.

**2.10** Development Plans Officers gave presentations to Members, the Local Strategic Partnership (LSP) Executive, LSP Officer Steering Group and LSP Theme Groups, Parish/District Liaison Group and District Council Management Team and Staff

## Chapter 3 . Conclusions

**3.1** A comprehensive programme of community and stakeholder engagement has been undertaken by the Council for the Core Strategy Preferred Spatial Strategy consultation. The consultations undertaken achieved and exceeded the requirements set out in the Council's adopted Statement of Community Involvement (SCI) and the Regulations.

**3.2** The responses received to the Preferred Spatial Strategy consultation were helpful and informative and has enabled the Council to progress towards the formulation of detailed planning policies and will lead to the preparation of a publication Core Strategy Document.

**3.3** A summary of consultee responses are set out in Appendix F together with the Council's views on those representations.

## Chapter 3 . Conclusions

## Appendix A . Copy of Consultation Letter

Dear Sir/Madam

### **SOUTH STAFFORDSHIRE LOCAL DEVELOPMENT FRAMEWORK**

#### **CORE STRATEGY - PREFERRED SPATIAL STRATEGY CONSULTATION DOCUMENT, FEBRUARY 2009**

The Council is currently preparing a Core Strategy as part of the Local Development Framework (LDF) to help shape a sustainable future for South Staffordshire. The Core Strategy is a key component of the LDF and will set out the long-term vision, spatial objectives and core policies to guide the future development of the District over the next 20 years.

The Council has prepared a Core Strategy Preferred Spatial Strategy document for consultation, which sets out the Council's preferred planning strategy for the District and the planning policies that may be needed for steering and shaping development. The purpose of the consultation exercise is to seek the views of local communities and key stakeholders on the preferred planning strategy.

It is a requirement of the planning system that development plans deliver sustainable development and to achieve this the Council must undertake a Sustainability Appraisal of all LDF documents. An Interim Sustainability Appraisal of the Core Strategy document has been prepared and a Non-Technical summary has also been produced to give a broad overview of sustainability issues.

The Council is committed to involving local communities and stakeholders in the preparation of the LDF and would like to invite you to comment on the Preferred Spatial Strategy Consultation Document. This will be your main opportunity to participate in the formulation of the emerging spatial strategy.

I enclose for your consideration a copy of the Preferred Spatial Strategy Consultation Document and the supporting Sustainability Appraisal document, together with a response form to enable you to make your comments known. Further copies of the documents, together with response forms, are available from the Council Offices, Codsall, or via the Council's website at [www.sstaffs.gov.uk](http://www.sstaffs.gov.uk), and are also available at libraries and Parish Council Offices throughout the District. In addition, a number of consultation events will be held across the District to give everyone the opportunity to discuss the Core Strategy with officers.

The Council has established an on-line consultation facility at <http://sstaffs-consult.limehouse.co.uk/portal>. The key benefits of making comments on-line are:

- Update personal details instantly, such as change of address or email.
- Specify preference – how any future contact should be made regarding document updates or mail shots.
- Save time – view documents/comment online.
- Optional instant updates of new drafts available for consultation.
- Environmental – electronic systems save paper.
- Ability to view other consultees' comments once the Council has processed them.
- Search – to view other comments on different areas within a particular document.

If you have previously expressed an interest in the LDF then you should have already been registered on the on-line system and you may have received an e-mail informing you of your username and password. If for any reason you have not received your username and password and you would like to make comments on-line then please contact us using the details below.

Please return your completed forms to the Development Plans Team at the address below or make comments online by 5pm on the 6<sup>th</sup> April 2009.

## Appendix A . Copy of Consultation Letter

After the consultation period has finished, the Council will consider the representations received and prepare a Core Strategy document for publication as a submission document. Publication of the submission document will be followed by a statutory period of consultation. The publication stage is a formal opportunity for anyone to make representations on any aspects of the soundness of the document. Following the submission of the Core Strategy to the Secretary of State, a public examination will then be held to consider the soundness of the document and any objections.

If you would like further information or advice about the Preferred Spatial Strategy Consultation Document, Sustainability Appraisal or the South Staffordshire Local Development Framework, please do not hesitate to contact a member of the Development Plans Team by

<b>Email</b>	<b>CSConsultation@sstaffs.gov.uk</b>
Telephone	01902 696317, or 696423, or 696244
Letter	Development Plans Team Planning and Strategic Services Council Offices Wolverhampton Road Codsall South Staffordshire WV8 1PX

### Table

Yours faithfully

Paul Collings

Development Plans and Conservation Manager

Planning and Strategic Services

## Appendix B . Copy of Consultation Email

Dear Sir/Madam

### **SOUTH STAFFORDSHIRE LOCAL DEVELOPMENT FRAMEWORK (LDF)**

#### **CORE STRATEGY - PREFERRED SPATIAL STRATEGY CONSULTATION DOCUMENT, FEBRUARY 2009**

The Council is currently preparing a Local Development Framework (LDF) to help shape a sustainable future for South Staffordshire. The Core Strategy is a key component of the LDF and will set out the long-term vision, spatial objectives and core policies to guide the future development of the District over the next 20 years.

The purpose of this consultation exercise is to seek the views of local communities and key stakeholders on the preferred planning strategy. This will be your main opportunity to participate in the formulation of the emerging spatial strategy.

The document will be available for comment within the following dates:

**Start date: 9/02/09 09:00:00**

**End date: 6/04/09 17:00:00**

You may view the event here:

<http://sstaffs-consult.limehouse.co.uk/portal>

If you would like further information or advice you can either reply to this e-mail or call a member of the Development Plans Team on 01902 696317/6426/6423/6244.

We will be holding drop in consultation events, which you are invited to attend. Exhibition material will be on display and Council Officers will be on hand to answer your queries. See below for further information on events in your area:

<u>Date</u>	<u>Location</u>	<u>Times</u>
Thursday 12 <sup>th</sup> February	Wheaton Aston Village Hall	3pm – 7pm
Wednesday 18 <sup>th</sup> February	Acton Trussell Village Hall	3pm – 7pm
Monday 23 <sup>rd</sup> February	Featherstone Community Centre	3pm – 7pm
Tuesday 24 <sup>th</sup> February	Council Offices, Codsall	3pm – 7pm
Tuesday 3 <sup>rd</sup> March	Wombourne Civic Centre	3pm – 7pm
Wednesday 11 <sup>th</sup> March	Brewood Parish Council Offices	3pm – 7pm
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Tuesday 17 <sup>th</sup> March	Perton Community Centre	3pm – 7pm
Wednesday 18 <sup>th</sup> March	Great Wyrley Community Centre	3pm – 7pm
Wednesday 25 <sup>th</sup> March	Haling Dene Centre, Penkridge	3pm – 7pm
Monday 30 <sup>th</sup> March	Bobbington Village Hall	3pm – 7pm

## Appendix B . Copy of Consultation Email

WARNING: E-mails containing attachments greater than 7mb will not be received. For security reason you will not receive notification should your e-mail fail to reach us due to oversized attachments. Please check the size of your document before you send it to us.

**Kelly Harris**

**Principal Development Plans Officer  
Strategic Development Services  
South Staffordshire Council  
Tel: 01902 696244**

**Have you visited our website? <http://www.sstaffs.gov.uk>**

This message is confidential and may be privileged. It is intended for the addressee(s) only. If you are not a named addressee, you may not use or copy it or disclose it to any other person. If you receive this message in error, please contact the sender at: [k.harris@sstaffs.gov.uk](mailto:k.harris@sstaffs.gov.uk)

In the interest of sustainability think about your use of energy and paper, please do not print this message unless absolutely necessary.

## Appendix C . 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
- Kinver Green Belt Action Group

## Appendix C . Consultees

- 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

## Appendix C . Consultees

### **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

## Appendix C . Consultees

- Women's National Commission
- Anyone who has expressed an interest in being involved in the preparation of documents within the LDF

## Appendix D . Copy of Consultation Questionnaire

### **Please return this form by 5pm on 6th April 2009 to:**

Development Plans Manager, South Staffordshire Council, Council Offices, Wolverhampton Road, Codsall, South Staffordshire, WV8 1PX. You can also make representation on-line at <http://sstaffs-consult.limehouse.co.uk/portal>.

### **We would be grateful for your response to the following questions.**

#### **Chapter 5 Vision**

1. Have we identified the right vision for South Staffordshire?  
Please confirm your answer to the question Yes/No  
Please explain your answer and/or add any additional information.
2. Have we identified the right vision for each of the locality areas?  
Please confirm your answer to the question Yes/No  
Please explain your answer and/or add any additional information.

#### **Chapter 6 Strategic Objectives**

3. Have we identified the right strategic objectives?  
Please confirm your answer to the question Yes/No  
Please explain your answer and/or add any additional information.

#### **Chapter 7 Preferred Spatial Strategy**

4. Do you agree with the preferred approach for the geographic spread of development based on the South Staffordshire settlement hierarchy?  
Please confirm your answer to the question. Yes/No  
Please explain your answer and/or add any additional information.
5. Do you have any views/comments on the housing growth proposals for each of the villages identified in the settlement hierarchy?  
Please confirm your answer to the question. Yes/No  
Please explain your answer and/or add any additional information.
6. Do you have any views/comments on the proposed approach to economic development and the development of employment sites?  
Please confirm your answer to the question Yes/No  
Please explain your answer and/or add any additional information.
7. Do you have any views/comments on the Wolverhampton (Halfpenny Green) Airport?  
Please confirm your answer to the question Yes/No  
Please explain your answer and/or add any additional information.
8. Do you have any views/comments on the proposed approach to Community Safety, Health and Well-being, and Children and Young People?  
Please confirm your answer to the question Yes/No  
Please explain your answer and/or add any additional information.

#### **Chapter 8 Policy Choices**

9. Have we identified the right approach to planning policies to shape and manage development in the District with regard to Environmental Quality?  
Please confirm your answer to the question Yes/No  
Please explain your answer and/or add any additional information.

## Appendix D . Copy of Consultation Questionnaire

10. Have we identified the right approach to planning policies to shape and manage development in the District with regard to Housing?

Please confirm your answer to the question Yes/No

Please explain your answer and/or add any additional information.

11. Have we identified the right approach to planning policies to shape and manage development in the District with regard to Economic Vibrancy?

Please confirm your answer to the question Yes/No

Please explain your answer and/or add any additional information.

12. Have we identified the right approach to planning policies to shape and manage development in the District with regard to Community Safety?

Please confirm your answer to the question Yes/No

Please explain your answer and/or add any additional information.

13. Have we identified the right approach to planning policies to shape and manage development in the District with regard to Health and Well Being?

Please confirm your answer to the question Yes/No

Please explain your answer and/or add any additional information.

14. Have we identified the right approach to planning policies to shape and manage development in the District with regard to Children and Young People?

Please confirm your answer to the question Yes/No

Please explain your answer and/or add any additional information.

### **Chapter 9 Delivering the Spatial Strategy**

15. Do you have any views on the Implementation and Infrastructure Delivery Plan or any other aspects relating to development and infrastructure delivery?

Please confirm your answer to the question Yes/No

Please explain your answer and/or add any additional information.

Should you need any help completing this form then please call the Developments Plans Team on 01902 696317/6426/6423/6244.

The Council regards your privacy as important and complies with the Data Protection Act 1998. We will only use any personal information you provide us with for the purposes for which you provide it. We will only hold your information for as long as is necessary for these purposes and will not pass it to any other parties without your consent. All employees who have access to your personal data and are associated with the handling of that data are obliged to respect the confidentiality of your personal data.

Thank you for taking the time to complete this form.

Appendix E . Leaflet

South Staffordshire Local Development Framework

 **South Staffordshire Council**

## Planning for your future

**NEW HOMES • JOBS • COMMUNITY SAFETY • LEISURE**



**OLDER PEOPLE • LOCAL SERVICES • CONSERVATION**

### Preferred Spatial Strategy Summary Leaflet

The Council is preparing new planning documents to replace the Local Plan. We want your views on our approach to future development in the District over the next 20 years. This will be your main opportunity to have your say on the planning policies and proposals for South Staffordshire.

[www.sstaffs.gov.uk](http://www.sstaffs.gov.uk)

## Your Views Count!

### What happens next?

Following the consultation on the Preferred Spatial Strategy document, all comments received will be considered by the Council and a Core Strategy document will be prepared for submission to the Secretary of State.

There will be a further period for representations to allow time for any final changes to be made, if needed, to the Core Strategy prior to formal submission to the Secretary of State. An independent Inspector will examine the submitted Core Strategy and may recommend changes to the document.

We hope to adopt the Core Strategy late in 2010.

This leaflet sets out the key elements of the Preferred Spatial Strategy document. The main Core Strategy document and supporting Sustainability Appraisal, together with response forms, and further copies of this leaflet are available from the Council Offices, Codsall, or via the Council's website at [www.sstaffs.gov.uk](http://www.sstaffs.gov.uk), and are also available at libraries and Parish Council Offices throughout the District. The Council has established a consultation facility at <http://sstaffs-consult.limehouse.co.uk/portal> if you wish to view the document or make representations on-line.

We will be holding drop in consultation events, which you are invited to attend. Exhibition material will be on display and Council Officers will be on hand to answer your queries. See below for further information on events in your area:

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Monday 30th March	Bobbington Village Hall	3pm - 7pm

### Contact Us

If you would like further information please contact the Development Plans Team:

Tel: 01902 696317/696423/696244 Fax: 01902 696705  
Email: [CSConsultation@sstaffs.gov.uk](mailto:CSConsultation@sstaffs.gov.uk)

**A Sustainable Future for South Staffordshire**

South Staffordshire Local Development Framework

## Local Development Framework

This is a planning framework which will replace the existing Local Plan. It will be a collection of documents that include planning policies and proposals to guide future development in the District.

### The Core Strategy

The Core Strategy is the main document in the Local Development Framework. It sets the long-term vision for South Staffordshire and aims to secure a sustainable future for all those who live and work in the District, and for those who visit us too.

**Sustainability Appraisal**

The Core Strategy, along with other documents in the Local Development Framework, needs to have a Sustainability Appraisal carried out. This, put simply, is a way of looking at the impacts – both positive and negative – that any policies or proposals might have on South Staffordshire and the wider surrounding area. To find out more about this process visit the Council's website at [www.sstaffs.gov.uk](http://www.sstaffs.gov.uk)

**Evidence Base**

A number of background studies and assessments have been carried out to inform the development of the Core Strategy and to provide firm evidence in support of our proposals. Topic areas covered include housing, transport, employment, gypsies and travellers and flood risk issues. These background studies can also be viewed on the Council's website.

**The story so far ...**

We first consulted residents and stakeholders on the Core Strategy in 2006 when we published an 'Issues and Options' Paper. It looked at what the key issues were and at how development might be focused in the District. As a result of this consultation and further work looking at alternative options, it was concluded that the most appropriate approach is to spread growth across the District based on a 'settlement hierarchy'.

In 2008 further consultation took place to consider the inclusion of detailed development policies in the Core Strategy.

**Sustainable Community Strategy**

The Local Strategic Partnership prepares the Community Strategy. It brings together the needs, interest and aspirations of communities in South Staffordshire and is based around 6 key themes of Environmental Quality, Housing, Economic Vibrancy, Community Safety, Health and Well Being and Children and Young People. It is not just a strategy, but about finding new ways for partner organisations and the public to work together to meet the needs of our local communities.

The Local Development Framework will be one of the main ways in which key elements of the Sustainable Community Strategy will be delivered.

<http://lsp.sstaffs.gov.uk/>

 **South Staffordshire Council**

South Staffordshire Local Development Framework

## Where are we now?

This consultation on the 'Preferred Spatial Strategy' for South Staffordshire is your main opportunity to be involved in the future planning for the District. The Core Strategy will set out the way in which our communities will develop and what it is hoped will be achieved in the next 20 years. It will also contain policies to guide future development. Your views are important and will make a valuable contribution.

### What are the Issues?

The Core Strategy covers six themes and these are summarised briefly below. To see the bigger picture in greater detail and to see what we hope to achieve, please spend some time looking at the full Preferred Spatial Strategy document.

**Environmental Quality**

- Commitment to Green Belt
- Local character and distinctiveness
- Protecting and enhancing the natural and historic environment
- Climate change

**Housing**

- New housing for the District
- 3500 new houses between 2006 and 2026 – taking account of those built or in the pipeline this means we need to plan for at least 1450 new homes
- Locations based on our settlement hierarchy
- Need for affordable housing
- Planning for gypsy and traveller sites

**Economic Vibrancy**

- Safeguarding existing employment sites.
- New employment land and opportunities including tourism and rural diversification
- Local transport between villages.
- The role of Wolverhampton Airport.

**Community Safety**

- High quality design and creating a safe living environment

**Health and Well Being**

- Protection and enhancement of green spaces, playing fields, leisure and recreation facilities
- Healthcare facilities

**Children and Young People**

- Improvement of services and facilities for children

**Settlement Hierarchy**

There is no single dominant settlement in South Staffordshire and it is often described as a 'community of communities'. A Settlement Hierarchy has been established, grouping the villages together to reflect their functional role and the facilities and services available.

Three categories of settlement hierarchy have been established and these are Main Services Villages, Local Services Villages and Small Services Villages. Development will be focussed in the Main Services Villages where there is the best range of essential services available.

Main Service Villages	Local Service Villages	Small Service Villages
Bibrook Brewwood Chasely Hay Codsall Great Wyrley Kinver Penkridge Perton Wombourne	Coven Evington Featherstone Huntington Pattingsham Swinton Wheaton Aston	Bednall Bobbington Bishops Wood Dunstons Shareshill Trysil

 **South Staffordshire Council**

## Appendix E . Leaflet

## Appendix F . Newspaper Article

**SOUTH STAFFORDSHIRE COUNCIL**  
**PLANNING AND COMPULSORY PURCHASE ACT 2004**  
**SOUTH STAFFORDSHIRE LOCAL DEVELOPMENT FRAMEWORK**  
**CORE STRATEGY DEVELOPMENT PLAN DOCUMENT**  
**PREFERRED SPATIAL STRATEGY CONSULTATION DOCUMENT**

South Staffordshire Council has prepared a Core Strategy Preferred Spatial Strategy Consultation Document as part of the Local Development Framework (LDF) for South Staffordshire under the provisions of the above Act. The document sets out the key issues, long term vision, objectives, planning policies and the preferred planning strategy to guide the future planning of the District over the next 20 years.

**DPD Matters – Regulation 25 of the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008**

- a. Title of Document: Core Strategy Development Plan Document Preferred Spatial Strategy Consultation Document.
- b. Subject Matter: The Core Strategy Preferred Spatial Strategy Consultation Document sets out the key issues, long term vision, objectives, planning policies and the preferred planning strategy to guide the future planning of the District over the next 20 years.
- c. Period within which comments may be made: Monday 9th February 2009 until Monday 6th April 2009
- d. Copies of the Core Strategy Preferred Spatial Strategy Consultation document are available for public inspection free of charge at:
  - South Staffordshire Solutions, ground floor of the Council Offices, Wolverhampton Road, Codsall on Mondays – Fridays 8.45am to 5.00pm (late night Tuesdays until 8.00pm), 9.30am – 1.00pm on Saturdays

And at the following locations during normal opening hours:

- Public Libraries at Brewood (Newport Street), Cheslyn Hay (High Street), Codsall (Council Offices), Great Wyrley (St John's Lane), Kinver (Vicarage Drive), Penkridge (Bellbrook), Perton (Severn Drive), Wombourne (Community Centre, Church Road) and Staffordshire County Mobile and Trailer Libraries operating in the District
- Parish Council Offices in the District

The document can also be viewed on the South Staffordshire Council website [www.sstaffs.gov.uk](http://www.sstaffs.gov.uk) where further information is available.

- e. Address for responses, all comments should be sent to:

Development Plans and Conservation Manager  
South Staffordshire Council  
Council Offices  
Wolverhampton Road  
Codsall  
South Staffordshire  
WV8 1PX

Tel: 01902 696317, or 696423, or 696244  
Fax: 01902 696705

## Appendix F . Newspaper Article

Email: [CSConsultation@sstaffs.gov.uk](mailto:CSConsultation@sstaffs.gov.uk)  
 Website: [www.sstaffs.gov.uk](http://www.sstaffs.gov.uk)  
 On-line: <http://sstaffs-consult.limehouse.co.uk/portal>

The Council will consider all the comments received prior to the preparation of a submission Core Strategy document for public consultation.

### f. Notification of Examination and Adoption

Please indicate in your response if you wish to be notified of any of the following:

- i. that the Development Plan Document (DPD) has been submitted to the Secretary of State for independent examination;
- ii. the publication of the Inspector's recommendations following a public Examination;
- iii. that the DPD has been adopted.

Any such notification will be sent to the address or email address on your response form unless you indicate otherwise.

For further information please contact the Development Plans Team on 01902 696317/696423/696244 or email [CSConsultation@sstaffs.gov.uk](mailto:CSConsultation@sstaffs.gov.uk)

### Notice of Exhibitions

We will be holding drop in consultation events, which you are invited to attend. Exhibition material will be on display and Council Officers will be on hand to answer your queries. See below for further information on events in your area:

<u>Date</u>	<u>Location</u>	<u>Times</u>
Thursday 12 <sup>th</sup> February	Wheaton Aston Village Hall	3pm – 7pm
Wednesday 18 <sup>th</sup> February	Acton Trussell Village Hall	3pm – 7pm
Monday 23 <sup>rd</sup> February	Featherstone Community Centre	3pm – 7pm
Tuesday 24 <sup>th</sup> February	Council Offices, Codsall	3pm – 7pm
Tuesday 3 <sup>rd</sup> March	Wombourne Civic Centre	3pm – 7pm
Wednesday 11 <sup>th</sup> March	Brewood Parish Council Offices	3pm – 7pm
Thursday 12 <sup>th</sup> March	Kinver Parish Rooms	3pm – 7pm
Tuesday 17 <sup>th</sup> March	Perton Community Centre	3pm – 7pm
Wednesday 18 <sup>th</sup> March	Great Wyrley Community Centre	3pm – 7pm
Wednesday 25 <sup>th</sup> March	Haling Dene Centre, Penkridge	3pm – 7pm
Monday 30 <sup>th</sup> March	Bobbington Village Hall	3pm – 7pm

For further information

Tel: Development Plans Team on 01902 696317/696423/696244

Fax: 01902 696705

Email: **[CSConsultation@sstaffs.gov.uk](mailto:CSConsultation@sstaffs.gov.uk)**

## Appendix G . Responses to Questions

**G.1 Responses to Question 1**

Have we identified the right vision for South Staffordshire?

ID	Name/Organisation	Summary
csdpd4	Mr Malcolm Bissell	The vision for South Staffordshire will only be realised by an integrated approach to significant improvements to infrastructure services such as public transport, water supply, sewerage issues , education and welfare facilities with regards to increased demand by new build, all of which have been overlooked in the past at different times within Wheaton Aston.
csdpd21	Mr Vaughan Welch, Inland Waterways Association (IWA)	We consider that you have got the right vision for South Staffordshire. We are pleased to note that it recognises the interdependence on adjacent districts, something that many Council's fail to recognise, and the consequential demands placed upon those areas and of course the benefits they bring to South Staffs.
csdpd43	Mrs. Rachel Davis, Kinver Parish Council	The visions are valid but practical applications will be difficult to balance. Maintaining the character of villages such as Kinver with its Green Belt will need strong planning control to withstand development applications claimed under special circumstances e.g affordable housing. Recent new building of large houses have not met the needs of local young people and sites suitable for starter homes and accomodation for the elderly have been used for people moving in to the village who can afford such large, expensive housing.
csdpd152	Mr Tony Price, Housing Plus	There is a clear link to the Sustainable Community Strategy vision and although the Vision in the Core Strategy is quite lengthy, it does make mention of affordable housing, issues around sustainability and links to the wider sub-region. It is particularly pleasing to see a specific reference to housing as there was substantial housing need identified in the 2007 Housing Market Assessment and meeting this need, or substantial part of it, should be a priority for the Core Strategy and Local Development Framework.
csdpd97	Mr Matthew Hardy, Cannock Chase Council	It is noted that Cannock is shown on the Regional Context map and referred to as adjoining the District. Cannock is also shown on the Context map as a settlement of influence through provision of services including employment, hospital, leisure, and retail. Development of education facilities, including those linked to South Staffordshire College, is supported in order to raise educational achievement in the area. The RSS figure of 3500 houses is noted together with the consideration to possibly absorb part of the Stafford town allocation within the District.
csdpd110	Miss Morag Edward, SLR Consulting Ltd on behalf of Mr Gil Paris, Inglewood Investment Company Limited	The identified vision is appropriate and the Council has identified laudable aims.

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csdspd142	Mr Jim Laws, CAMRA	Policy context for South Staffordshire Core Strategy support point 3.24 Sustainable Community Strategy and point 3.27 of Corporate Strategy.
csdspd253	Mr M J Holder, Great Wyrley Parish Council	Great Wyrley Parish Council generally supports the District Councils vision for South Staffordshire.
csdspd362	Mr David Curtis, CWI Trustees	Specific reference to the Canal Conservation area and the recreational area behind the Bratch Pumping station in Wombourne would have been welcome.
csdspd163	Miss Katherine Burnett, British Waterways	BW considers that the canal corridors within the district form part of the vision identified for South Staffordshire. The canals are locally distinctive built environment assets which can contribute to encouraging sustainable communities through their use of the canal infrastructure including as open space and recreational facilities. The waterways are multifunctional and can function as a leisure, recreation and tourism resource; a source of water and an integral part of the land drainage system; a catalyst for economic and social regeneration of both urban and rural areas; a sustainable transport route; a freight transport facility; and an important heritage and ecological resource.
csdspd275	Mr Mike Woolner, First Plan on behalf of Mr A Hill, Broomco 791 Ltd	Our clients support the overall vision for South Staffordshire set out in the Core Strategy Preferred Spatial Strategy; in particular providing villages where local people can enjoy access to a broad range of well designed housing (including affordable housing), access to a good range of employment opportunities and access to local services. The development of the Brinsford Lodge site for mixed use residential and community uses will enhance the vitality of Featherstone, providing a range of housing and new community facilities. It will therefore contribute towards achieving this vision for South Staffordshire.
csdspd225	Mr. Ron Myatt	It will be interesting to see how integration, balance and planning are reasonably managed.
csdspd212	Mr Richard Gough, Gough Planning Services on behalf of KGL (Estates) Ltd	The vision identified for South Staffordshire is supported.
csdspd263	Mr David Haston, Haston Reynolds Ltd on behalf of Mr John Naylor	The vision appears to be appropriate and relevant to South Staffordshire.
csdspd273	Mr David Haston, Haston Reynolds Ltd on behalf of Mr John Naylor	In respect of Locality Area 5 (Southern Area) it is considered that an appropriate settlement hierarchy is being proposed which acknowledges the importance of maintaining existing services and facilities within some of the smaller villages such as Bobbington. Failure to facilitate some new development within smaller settlements such as Bobbington could actually be one of the least transport sustainable options if, as a consequence, existing services and facilities are lost and the entire local population has to travel elsewhere in order to avail themselves of these facilities. <i>Nb: Response also relevant to Q5.</i>

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csdpd258	Mr Jamie Lewis, Hunter Page Planning on behalf of Mrs Barbara Simpson	The identified vision for South Staffordshire is admirable and ambitious. However there are concerns that the Core Strategy will be unable to deliver the objectives in totality particularly the retention and provision of local services. This is because the level of development envisaged will not be able to provide significant increases in population particularly outside of the main service villages.
csdpd338	Mr Chris Lambart	Climate change mitigation and adaptation are mentioned in the lead up to the vision but not in the vision itself. We would suggest that they are the most important issues facing the planning system. If the government target of 80% reduction in CO2 emissions by 2050 is to be reached, significant progress will have to have been made by 2026.
csdpd377	Mr Peter Kelley	I agree fully - with particular emphasis on 'Local Services' such as shops, bank and building society branches and facilities for young people.
csdpd422	Mr Martin Beddall	Yes - but extra needed. Responses relate to my village & area.
csdpd348	Mrs Celia Cox, Mid Staffordshire Ramblers Association	Too much dependance on main service villages for services and housing development.
csdpd328	Mrs Taylor, Sport England	The issues and challenges section identifies Health and Well being as a key area for policy to address and this is supported. The role of physical exercise through access to green space, and encouraging green travel etc. is also recognised. There is a gap in the evidence base. No assessment work has been undertaken on the need and opportunities for indoor sports provision. Consequently only outdoor recreation/sport appears to be referred to. It is the view of Sport England that both indoor and outdoor sport should be addressed in policy. The vision needs to ensure it encapsulates the need to address quality, quantity and accessibility of indoor and outdoor sports provision to accord with PPG17 par 7 and should be informed by a comprehensive PPG17 audit/strategy. At present it only refers to access to a good range of ... there is a need to improve access, address any qualitative issues and ensure quality and management is good.
csdpd407	Councillor Graham Spandler, Acton Trussell Parish Council	Very little mentioned about North South Staffs being used as an extension for building houses for Stafford Borough.
csdpd392	Dr Richard Taylor	Slavishly following the Government dicta's. Not awaited the Conservation area appraisal and a management plan. Little regard to village design statement (adopted PPG).
csdpd452	Ms M Cashmore, The Ramblers Association Staffordshire Area	Green Belt land must be protected, any loss should be compensated elsewhere. Small villages should have small housing developments with careful design.
csdpd570	Mr PJD Goode, CPRE Staffordshire	CPRE suggests that the requirement that the Vision should be specific to South Staffordshire has not been met; it is as drafted a generality, applicable to almost anywhere. The maintenance and enhancement of

## Appendix G . Responses to Questions

		the Green Belt, which is also arguably also the premier environmental asset of the Black Country, should form the primary vision. Access to services, social infrastructure and employment is a contentious issue which should be highlighted as their provision is an inherent problem in the area's characteristic feature of dispersed villages.
csdpd547	Mrs Sarah Faulkner, National Farmers Union (West Midlands Region)	We are supportive of the themes outlined within the Vision for South Staffordshire.
csdpd498	Mr Francis Caldwell, Aragon Land and Planning	It needs to be recognised that the likely development aspirations from the WMRSS Phase 2 will require development South of Stafford and adjacent to Stafford.
csdpd467	Mr D M Holmes, Brewwood and Coven Parish Council	This vision preserves the integrity of the villages in South Staffordshire.
csdpd510	Mrs Lesley Seedhouse	It is important that villages do retain local distinctiveness. Must not overlook the importance of the environment whilst striving to achieve social improvements.
csdpd559	Mr Grady McLean, Natural England	In relation to the natural environment, the proposed vision is based on 'maintenance' a rather un-ambitious aspiration given the national and regional environmental policy framework. Natural England considers that to face up to the great losses in biodiversity over the past decades encountered in the district and the changes likely to arise from climate change a vision is needed which includes adaptation of the natural environment by enhancement of the biodiversity resource by reversing declines and through linking fragmented habitats and increasing the amount of multi-functional green space. Strictly interpreted the vision appears to only refer to the 'villages' of the district and does not necessarily include the countryside areas. Insertion of the word ' and countryside' after villages in the first line would add clarity and address this issue.
csdpd657	Ms Amanda Smith, English Heritage	We welcome the approach of the Core Strategy in using a broad vision statement which is then expressed in more detail for each locality. With respect to the broad vision statement, although it refers to maintaining the distinctiveness of the District's villages, we feel that this overarching vision should also cover the wider rural landscape and protecting and enhancing its character.
csdpd626	Miss Rachel Bell, Centro	Centro broadly welcomes the Vision for South Staffordshire as set out in Section 5, in particular the references to access to employment and local services, and the need to improve and maintain good public transport links with the Black Country conurbation.
csdpd689	Mr Tony McGlue, A J M Planning Associates Ltd	It is not considered that this is a strategy which realistically will achieve the stated objectives. Priorities for each village need to be identified, supported by the evidence base, and the strategy tailored to focus on the delivery of priorities. It should be recognised that the delivery, if to be "development led", is very unlikely to be achieved by the use of

## Appendix G . Responses to Questions

		previously developed land in these locations and that the constraints set out above will significantly reduce the prospects for achieving stated objectives.
csdpd668	Mr George Simpson, Fisher German LLP on behalf of Middle Hill Estates Ltd	We support the overall vision set out under paragraph 5.4 and in particular the five key issues highlighted under paragraph 5.5. In addressing these issues some important but potentially difficult planning decisions will need to be made in order to address the needs of the aging population and requirement for affordability, particularly in rural areas, whilst ensuring that national and local policies to conserve the character of the green belt are respected.
csdpd637	Mr David Jackson, Savills (L & P) Ltd on behalf of Taylor Wimpy Development Ltd/BAE Systems	Chapter 3 should include reference to the North Black Country South Staffordshire Urban Regeneration Zone, location specific Green Belt adjustments and the potential of South Staffordshire to accommodate regionally-important employment sites.
csdpd621	Mr Terry Herrington, Swindon Parish Council	The Parish Council are in agreement with the proposed vision for South Staffordshire.
csdpd716	Mr John-Rhys Davies, Turnbull Tweedale Planning and Design Ltd	The vision appears to be the right vision for the district, what's important is recognising the continuing interdependence of the area, especially with the West Midlands Conurbation. However at the same time South Staffordshire's individual needs should not be compromised at the expense of development in surrounding areas.
csdpd742	Mrs Charlene Sussums, Carter Jonas on behalf of Mr David Curtis, CWI Trustees	Maintaining local services can only be sustainable through the growth of settlements, not only through economic development, but also through residential development, which will ensure that local businesses are supported in a sustainable manner by local residents.
csdpd729	Mrs Charlene Sussums, Carter Jonas on behalf of F G Davis Ltd	Yes, but maintaining local services can only be sustainable through the growth of settlements, not only through economic development, but also through residential development, which will ensure that local businesses are supported in a sustainable manner by local residents.
csdpd756	Mrs Charlene Sussums, Carter Jonas on behalf of F Dorsett	Yes, but maintaining local services can only be sustainable through the growth of settlements, not only through economic development, but also through residential development, which will ensure that local businesses are supported in a sustainable manner by local residents.
csdpd833	Mr Paul Turner, PTPC on behalf of Mr and Mrs Timothy Munday	The District's larger villages have been subject to substantial peripheral suburban growth over recent decades and there is a need to control future expansion in terms of the quantity, quality and mix of development, to ensure future sustainability. An integrated approach is needed based on the delivery of proportionate housing to meet local needs and demands, access to infrastructure, services, community facilities, employment and leisure/recreation opportunities; throughout the range of settlements identified within the Core Strategy. The needs of, and sustainable development opportunities for, medium and smaller settlements should not be overlooked, especially in respect of the need

## Appendix G . Responses to Questions

		to provide development which will support and improve local village services and facilities in sustainable locations.
csdpd692	Mr John Williams, Harris Lamb on behalf of UBS Global Asset Management	We support the vision statement which is set out at paragraph 5.4 of the Core Strategy. We believe that the statement encapsulates the principles set out in the Regional Assembly's review of Sub-National Economic Development and Regeneration (July 2007), that places should be allowed to reach their potential through managed development. At the same time, we support the need to ensure that new development across the District is distributed in a way which does not compete against the regeneration objectives of the Black Country Conurbation.
csdpd769	Miss Katherine Else, RPS Planning & Development on behalf of Mr Daniel Le Neveu, Persimmon Homes (West Midlands)	The vision set out in the Core Strategy document is considered to be an inappropriate approach to realising development within the District. This strategy will dilute the provision of community and social facilities across the rural hinterland contrary to delivering sustainable growth and providing for the needs of the District's population. Instead the focus of new development within each locality area should be key settlements which have existing facilities and linkages to employment locations, creating sustainable communities within the wider rural context.
csdpd960	Mr Ray Colbourne, Government Office for the West Midlands	The consultation document makes particularly strong links with the Sustainable Community Strategies (SCS) of both the District and County Councils. The interrelationship with the Black Country is brought out strongly.
csdpd931	Mr P Serieys, Codsall Parish Council	The Parish Council is presently developing a Parish Plan. This document, when completed, will reflect the current status of Codsall and seek to set out how the village should plan for future that meets the aspirations of residents. The contents of the Parish Plan will be based on an extensive and detailed survey of resident's views and deal with every aspect of village development that is included in the CSDP. The main area of difference is that whilst the Parish Plan will be very sensitive to local (Codsall) aspirations, the CSDP deals with South Staffordshire in its entirety. For example, the apparently arbitrary designation of Codsall as a "Main Service Village" has no relevance for the Parish Plan yet points to an outcome with potentially great significance for residents. Thus whilst recognising that the CSDP is a consultation document, the Parish Council is of the view that survey data collected for the Parish Plan should be taken into account as a way of better reflecting the community's point of view. At the time of writing, the Parish Plan survey data are being reviewed and collated. Some clear areas of concern can readily be identified. These include the traffic, road and parking issues that have already been noted here. In addition, there were specific concerns about further housing development including several mentions of the eventual consequence of Codsall joining the Black Country as the green belt is consumed.
csdpd949	Mrs Ruth Hytch, Cannock Chase AONB Unit	The overall volume of development required by the Regional Spatial Strategy within the LDF period will bring about negative changes in the pressures likely to impact the AONB. Consideration of the volumes of residents likely to use the AONB and the sensitive designated areas within it for recreation, as well as any additional commuter journeys

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		must influence the final outcome of the Core Strategy and its policies because of your statutory duty to have regard to the AONB. The prospect of managing this additional impact will require some level of projects to mitigate it.
csdpd953	Mr Tim Williams, West Midlands Regional Assembly	At this stage in the development of the Core Strategy the Regional Assembly is not required to give an opinion of general conformity. It is important to recognise that this Preferred Spatial Strategy has been produced ahead of the RSS Phase 2 revision and that in a number of important policy areas it can only indicate a direction of travel that is broadly aligned to emerging regional policy. The approach of the District Council broadly accords and aligns with RSS in most of the important objective areas. The Preferred Spatial Strategy has also built-in flexibility to deal with the RSS revision particularly in the important areas of housing and employment land strategies. In relation to the development of Regional Logistics Site policy and aviation priorities there will be a need for the Council to reflect on the outcome of the final publication of the Regional Strategy revision should a robust regional policy emerge.

### Response to Question 1 - Council Response

The Council has sought to identify a long term vision that is specific to South Staffordshire taking into account the vision and key aspirations of the Sustainable Community Strategy, the rural renaissance objectives of the Regional Spatial Strategy and an understanding of the key issues that will be facing the District in the future. The vision has been expressed in more detail down to a locality level.

The comments in support of the vision are welcomed and achieving this vision will be challenging for the Council and its partners. It is accepted that some changes to the wording of the overall vision would be helpful to enhance what makes South Staffordshire locally distinctive and, in particular, making reference to the importance of protecting and enhancing the character of the countryside and the wider landscape would strengthen the vision.

## G.2 Responses to Question 2

### Have we identifies the right vision for each of the locality areas?

ID	Name/Organisation	Comments
csdpd5	Mr Malcolm Bissell	The protection of green belt and open countryside must be paramount. Support expressed for brownfield first policy and for the need to seek local knowledge in identifying sites.
csdpd22	Mr Vaughan Welch, Inland Waterways Association (IWA)	One of the key, and very well used, green spaces that runs through the spine of local area 5 is the Staffs and Worcs Canal yet it has not been mentioned in 5.21. So, to only answer the specific question in respect of local area 5, it is not quite right.
csdpd44	Mrs. Rachel Davis, Kinver Parish Council	Development policies at Wolverhampton Airport will need to be precise and not open to interpretaion . The vision that it will continue its present rolewith no physical expansion is very important. Clarification

## Appendix G . Responses to Questions

		will be needed concerning the existing non aviation activity and its status in the future
csdpd38	Mr Peter Collings, Claverley Parish Council	Whilst the Parish Council supports the continued use of the airport for general aviation purposes and recognises that the appearance of the site needs to be improved, any development of the site for aviation related uses should be carefully controlled to protect the local environment and amenities of nearby residents. There should be presumption against the commercial expansion of the airport.
csdpd63	Mr Stephen Hill, Birmingham International Airport Limited	In terms of Locality Area 5 (Southern Area) and Wolverhampton Airport (paragraph 5.22), Birmingham International Airport Limited considers this vision to be consistent with National and Regional policy. Birmingham International Airport Limited supports the complementary role Wolverhampton Airport offers to Birmingham International Airport, in terms of "business and general aviation" services. Birmingham International Airport Limited would oppose any vision that would encourage expansion related to the provision of commercial passenger services and commercial freight services, which should be specifically excluded. The provision and development of such services should remain the responsibility of "Regional Airports".
csdpd98	Mr Matthew Hardy, Cannock Chase Council	5.7 Improved facilities at Penkridge and a new park are supported. 5.8 Regeneration and the provision of community facilities at Huntingdon are supported. It is noted that the community relies on Cannock to provide some services (see 2.10 comment) and providing local services may help to make Huntingdon more sustainable. 5.9 Measures to maintain and enhance the AONB, Green Belt and Shoal Hill Nature Reserve are supported. 5.12 Measures to maintain and enhance the environment and character of Cheslyn Hay and Great Wyrley as main service centres are supported. Reference could be made to the strong relationship of Cannock to these settlements in its role as a larger service centre for the locality area. 5.15 Managing and limiting development in the Green Belt to maintain separation between settlements is supported in appropriate locations.
csdpd81	Mr Geoffrey Brown	In Locality Area 3, Cheslyn Hay certainly needs improvement to the degraded landscape but this does not have to be in conflict with new development. Mineral workings, the construction of the Birmingham Toll Road and other such activities do need to be restrained, but this is a mature settlement and there is no need to restrain other developments such as housing.
csdpd69	Mr Karl Paulins	Within Locality Area 2 (North Western Area) there is a need to protect whatever minimal infrastructure already exists, without the continued recourse of local action groups and battles with authorities (eg preservation of phone box, bus route, public house etc)
csdpd70	Mr. David Giddings, WAAG	WAAG agrees the vision outlined for Wolverhampton airport. Mention should be made of its position within the Green Belt.
csdpd111	Miss Morag Edward, SLR Consulting Ltd on behalf of Mr Gil Paris, The	With reference to Locality Area 1, we agree with the vision to establish Penkridge as the main service village for the locality and to plan for the provision of improved and/or new social care and health facilities. It would also be prudent to note that planning for facilities and services at the "local community level" should not be seen as a restriction on

## Appendix G . Responses to Questions

	Inglewood Investment Company Limited	the scale and scope of facilities to serve the needs of the local community, wider South Staffordshire and/or neighbouring communities as necessary. We also agree that development within the Green Belt and Open Countryside areas should be carefully managed to prevent the coalescence of settlements and the diminution of the rural area. However, where land could be made available for suitable development without risk of settlement coalescence this should be considered favourably to enable appropriate development to proceed.
csdspd127	Mrs Kay Davies, Fisher German on behalf of Mr Gil Paris, Inglewood Investment Company Ltd	Whilst the general vision for each locality area is supported, there is concern that paragraph 5.8 relating to smaller villages is not clear in the development identified for Huntington. In line with the villages of Dunston and Bednall, reference should be made to the delivery of small scale housing development to meet local needs and support existing services and facilities in Huntington.
csdspd134	Mrs Jennifer Spaul, Kinver Parish Council	The visions are commendable, but the practical application will be difficult to balance against maintaining the character of the village and the surrounding Green Belt. Sites for extra care housing will need to be looked at carefully as suitable sites close to the village centre will be difficult to find. Past and present new buildings have already been used for more expensive housing which has not met the needs of the local population. The development policies governing Wolverhampton Airport will need to be precise so as to tightly control any future development at the site.
csdspd158	Mr Tony Price, Housing Plus	The Locality approach is supported however, the statements for each Locality area, whilst sensible enough, are really statements of fact and intent rather than a "vision". The 2007 Housing Market Assessment (HMA) for South Staffordshire proved very high levels of housing need across all of the District and this is not really reflected in the statements for each Locality. The importance of providing for development in smaller settlements is supported as this will help with sustaining local communities.
csdspd185	Mr Graham Fergus, First City Ltd	We support the comments within paragraph 5.19 regarding the growth and development of Wombourne. We consider that it is entirely appropriate to accommodate additional development within the settlement given its sustainable nature and its identification as a Main Service Village. The Settlement has an important role serving the smaller settlements of the South Locality Area. We consider land to the west of the settlement is the most appropriate location for new development given the strategic nature of the Green Belt to the north, east and west of the Settlement.
csdspd271	Mr Graham Fergus, First City Ltd on behalf of Mr John Bowers,	We support the identification of Penkridge as a Main Service Village and consider that it is capable of accommodating additional development as identified within paragraph 5.7.
csdspd192	Mr Graham Fergus, First City Ltd on behalf of Mr Patrick Wellsbury,	We support the recognition with paragraph 5.16 that Bilbrook will accommodate additional planned housing growth over the plan period. We consider this is entirely appropriate given its status as a Main Service Village.

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	Wollaston Properties Ltd	
csdspd260	Mr Graham Fergus, First City Ltd on behalf of Mr Allan Evans, A T E Developments Ltd	We consider that Huntington should be identified in 5.8 as a settlement to accommodate additional housing development over the plan period. Huntington is recognised as a Local Service Village and benefits from a range of services and facilities; it also has good accessibility to the services and employment opportunities in Cannock.
csdspd206	Mr Graham Fergus, First City Ltd on behalf of Mr Allan Evans, A T E Developments Ltd	Paragraph 5.14 should recognise the existing employment facilities at the Hilton Main Industrial Estate and the opportunity for expansion of this area into Essington Quarry which is currently a despoiled, vacant site subject frequently to trespass. The site is well screened and could accommodate a variety of commercial uses and processes thereby improving the safety and appearance of the site.
csdspd165	Miss Katherine Burnett, British Waterways	There is no mention within the vision for each of the locality areas, of the waterways which are found within each of the locality areas. The proposed vision for South Staffordshire does not appear to have been fully expressed, in relation to each of the five locality areas, in regard to how the canals are locally distinctive, built environment assets which can contribute to encouraging sustainable communities through their use of the canal infrastructure including as open space and recreational facilities.
csdspd279	Mr Mike Woolner, First Plan on behalf of Mr A Hill, Broomco 791 Ltd	Our clients support the vision for Locality Area 3 in part. With regard to Locality Area 3 (North Eastern Area), Paragraph 5.13 sets out a vision for Featherstone of modest growth with development of services and activities for young people to reshape the village and develop a sense of place and community pride. New open space and recreation facilities to serve the community will have to be delivered through new development. As previously developed land the Brinsford Lodge site can provide new open space and recreational facilities and new homes.
csdspd198	Mr Graham Fergus, First City Ltd on behalf of Jack Moody Ltd	We support the recognition within paragraph 5.13 that Essington is suitable for additional development over the forthcoming plan period. We agree that this development should be set to meet local needs and to support existing services and facilities however we consider that there are also opportunities to make significant improvements to local facilities as a result of planned development, particularly recreation facilities which are identified within the Council's Open Space Strategy as failing the meet the appropriate standards. The level of development proposed over the plan period should therefore allow for development to provide additional facilities within the village, this would support Strategic Objectives 15 and 16.
csdspd245	Mr Graham Fergus, First City Ltd on behalf of Mill Estates	We consider that Acton Gate should be identified within paragraph 5.8 as an existing employment centre and one which will be maintained and enhanced over the plan period. Additional employment uses are capable of being accommodated within the general extent of the existing development and should be encouraged to widen the employment opportunities available to local residents.
csdspd251	Mr Graham Fergus, First City Ltd on	We consider Acton Trussell should be included as a Smaller Service Village which is capable of accommodating housing over the plan

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	behalf of Mr A Lewis	period. This housing could meet the local needs and support existing facilities and services.
csdspd213	MR Richard Gough, Gough Planning Services on behalf of KGL (Estates) Ltd	The visions identified for the locality areas are broadly supported. A lesser amount of development should be directed to the more rural localities, such as Locality Area 2, than is directed to the less rural localities, such as Locality Area 3 and 4. It is not agreed that small-scale housing development should be delivered in the villages of Dunston and Bednall in Locality Area 1. It is submitted that the needs of Dunston would best be met in nearby Penkridge and those of Bednall in nearby Acton Trussell. It is not agreed with the statement at paragraph 5.9 it states that "development in the Green Belt and Open Countryside will have been managed in order to". Bishops Wood should be excluded from identification as a small service village. It is not a sustainable location to accommodate further development. It is submitted that no 'period of consolidation' should be pursued for Locality Area 3. It is agreed that the landscape in this locality has been degraded and opportunities should be taken to enhance the landscape. However, a careful balance needs to be struck between the maintenance of the local economic base, including mineral extraction, and landscape improvements. Any development at Essington should be strictly limited, in the interests of sustainability. This village is relatively proximate to the main service villages of Great Wyrley and Cheslyn Hay, which are better able to provide the necessary range of services and facilities. It is considered that Shareshill is too small and unsustainable a settlement to be a location to accommodate further housing development.
csdspd262	Mr Jamie Lewis, Hunter Page Planning on behalf of Mrs Barbara Simpson	Locality Area 4. Support the focus on Codsall, Bilbrook and Perton as main service villages. However, there is no evidence to support the contention that modest growth at Pattingham will be able to deliver support for the local primary school since parental choice and school management are the key features of maintaining a healthy school roll. This level of development may be best located at nearby Perton. Support the management of development in the Green Belt in order to maintain the separation and distinctiveness of villages particularly from the major urban area of Wolverhampton. Suggest that specific reference is made to the importance of the Green Belt to the north, east and south of Perton in this regard.
csdspd339	Mr Chris Lambart	Area 3 - Hilton Cross, the Royal Ordnance Factory and the M54 - M6 link, the major employment and infrastructure developments discussed in paragraph 5.14, are all close to Moseley Old Hall and have the potential to impact on its setting. We are keen to ensure that the vision for the major developments nearby specifically includes safeguarding the setting of Moseley Old Hall.
csdspd438	Mr Bill Jones, Cheslyn Hay Parish Council	There is no recognition of the relatively recent decline of shops and facilities. Cheslyn Hay has seen the loss of its post office and railway station and many shops have been converted to dwellings or fast food takeaways. Maintenance of this during the strategy period is not sufficient.
csdspd363	Mr David Curtis, CWI Trustees	The canal conservation area and the Bratch Pumping station recreation area should be confirmed as not to be developed.

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csdpd378	Mr Peter Kelley	Locality Area 2: Improved public transport will be needed to achieve this vision.
csdpd423	Mr Martin Beddall	Parkland in Penkrige good idea. No comment on NE area. Responses relate to my village & area.
csdpd349	Mrs Celia Cox, Mid Staffordshire Ramblers Association	Too much dependance on main service villages for services and housing development.
csdpd321	Mr Mike Woolner, First Plan on behalf of Mr Reuben Smith,	Support the proposals for Shareshill. The level of housing proposed will help to ensure that any new development is appropriate in scale to the village. Small scale housing development will help to ensure the sustainability of the village. The Core Strategy should recognise the need to amend green belt boundaries where sustainable village extensions are proposed.
csdpd329	Mrs Taylor, Sport England	The visions for each area fail to address any needs for indoor sport. There is a draft sub-regional sports assessment which has been produced by Staffordshire and Stoke on Trent County Sports Partnership which identifies the need for a new 6-8 court sports hall, improved community access to existing sports facilities, an enlarged/better access to a swimming pool at Great Wryley, and replacement/refurbishment of Gailey Canoe Club as specific issues facing South Staffordshire in the context of strategic facilities.
csdpd408	Councillor Graham Spandler, Acton Trussell Parish Council	Acton Trussell could end up with more houses than any locality.
csdpd393	Dr Richard Taylor	Wrong thinking re sustainable hierachy.
csdpd453	Ms M Cashmore, The Ramblers Association Staffordshire Area	Public transport needs improving to small villages. Affordable housing needs to be built in the rural areas. Halfpenny Green airport should not expand.
csdpd526	Councillor Malcolm Harris	The strategy fails to recognise the decline of shops and facilities over recent years. Cheslyn Hay has already suffered the loss of its post office, many retail shops have closed, planning approvals have allowed others to be converted into residential property or fast food outlets and without the intervention of the parish council the village library had also been threatened with closure. I do not consider that simply maintaining this situation for the duration of the LDF is sufficient.
csdpd571	Mr PJD Goode, CPRE Staffordshire	Question the need for Penkrige to develop as a "main service centre" when Stafford town is nearby. Provision of housing in the smaller villages and hamlets demands private transport for access to almost all services and employment. This is unsustainable. Questions farm diversification scheme policies in the light of changed and enhanced farming prospects now developing. CPRE suggests that the vision for Locality Area 3 does not adequately reflect likely pressures and changes, especially to the Featherstone/Brinsford area.CPRE would question the opinion expressed that in Locality Area 3 the link road

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		will "improve the quality of the environment for local residents". Concerns regarding the coalescence of villages in Locality Area 4. Suggests further guidance to be included on amount and size of aviation related development at Wolverhampton Airport.
csdpd548	Mrs Sarah Faulkner, National Farmers Union (West Midlands Region)	We welcome support for farm diversification and the provision of affordable rural housing in small villages to meet community needs, as outlined within the local visions.
csdpd484	Amanda Seedhouse, Berrys	The larger service villages should be the focus for development as they offer a far higher level of facilities and services, however development may be appropriate in some of the smaller villages also. It is important to allow development that will assist small rural businesses while maintaining the character of the area and the Green Belt.
csdpd468	Mr D M Holmes, Brewood and Coven Parish Council	There are major concerns regarding increased traffic flow in and through Brewood village centre.
csdpd511	Mrs Lesley Seedhouse,	It is important for villages to remain sustainable but not at the expense of the green belt and the environment. Villages such as Pattingham are already sustainable with the current level of housing and the existing facilities and services are already well supported. The Green Belt is not only important in maintaining the separation of villages but also in maintaining village boundaries and character. Pattingham needs no further development outside of the existing development boundary.
csdpd540	Ms Gillian Griggs, GVA Grimley on behalf of Kilbride Four Ashes	The vision for Locality Area 3 (North Eastern Area) should include recognition of the potential for a rail served Regional Logistics Site in the Wolverhampton to Penkridge Corridor in Four Ashes, Stretton. Paragraph 5.15 should be amended to allow for the adjustment of Green Belt boundaries in certain circumstances such as for regeneration purposes and in connection with land required for regionally important employment.
csdpd553	Mr Ben Stacey, Bellway Homes Ltd	We are concerned that the "limited" nature of the growth envisaged for Essington, but also other villages and towns, will not be enough to meet local needs and to support existing facilities and services.
csdpd658	Ms Amanda Smith, English Heritage	The visions for the localities usefully highlight the Registered Parks and Gardens in each respective area. References are also made to maintaining the high quality built environment of the villages. We suggest that this could be expanded on by referring where appropriate to conservation areas and proposals for their enhancement and any possible review and extension. Similarly future aspirations for the area's Buildings at Risk (5 in the 2008 Register) could be included.
csdpd669	Mr George Simpson, Fisher German LLP on behalf of Middle Hill Estates Ltd	Whilst development is proposed for Area 3 and is understandably focused on the larger service villages, the areas of the district adjoining the substantial town of Cannock, particularly the village of Wedges Mills, have been completely overlooked. It is important that the needs of the people of Cannock and Wedges Mills are properly addressed in context in the development of the Local Development Framework. We

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		do not feel that the Council has properly identified the right vision for locality area 3 for the reasons stated above.
csdpd638	Mr David Jackson, Savills (L & P) Ltd on behalf of Taylor Wimpy Development Ltd/BAE Systems	Paragraph 5.14, which refers to the potential of the ROF site, should be amended to acknowledge the possibility of site-specific Green Belt review.
csdpd717	Mr John-Rhys Davies, Turnbull Tweedale Planning and Design Ltd	The visions for each of the locality areas are very similar, there are slight variations in the level of growth proposed in different areas, and these seem to reflect local need. The aim that development in the Green Belt will have been managed in order to maintain the separation and distinctiveness of villages has been stated in the vision across all five locality areas. Some reviews of the Green Belt will need to be made through the Core Strategy to enable growth at the edge of settlements as indicated in the document.
csdpd743	Mrs Charlene Sussums, Carter Jonas on behalf of Mr David Curtis, CWI Trustees	Under Locality Area 5 (Southern Area) Wombourne still requires further expansion in order to create a sustainable main service village. Along with the improvements in social care, health provision, environmental improvement and improvements to access to facilities, there needs to be increased growth in housing provision to create a sustainable settlement. This cannot be achieved without incursion into the Green Belt immediately surrounding Wombourne.
csdpd730	Mrs Charlene Sussums, Carter Jonas on behalf of F G Davis Ltd	Under Locality Area 5 (Southern Area) settlements still require further expansion in order to create sustainable settlements. Along with the improvements in social care, health provision, environmental improvement and improvements to access to facilities, there needs to be increased growth in housing provision to create sustainable settlements. This cannot be achieved without incursion into the Green Belt immediately surrounding Wombourne and Wall Heath.
csdpd830	Mr John Williams, Harris Lamb on behalf of Persimmon Homes(West Midlands)	Our representations are restricted to the Vision Statement for Locality Area 1 (northern area). We are pleased that the Core Strategy recognises the potential and importance of Penkridge as holding a pivotal service role in the north of the District. The LDF is an opportunity to set down plans for Penkridge in a way which strengthens and improves its position as a main service village. The vision statement for Locality Area 1 acknowledges that Penkridge is ideally positioned to accommodate new development, taking advantage of its strategic location and links by public transport to the West Midlands conurbation and to Stafford Town which has growth point status. We therefore support the vision objectives at paragraphs 5.7 to 5.9 of the core strategy.
csdpd757	Mrs Charlene Sussums, Carter Jonas on behalf of F Dorsett	Under Locality Area 3 (North Eastern Area) Essington is identified as a Local Service Village able to accommodate 12% of proposed housing allocation. However, there will be a requirement for the proposed expansion to be built on the Green Belt, focusing towards the East of the settlements towards the M6.
csdpd834	Mr Paul Turner, PTPC on behalf of	Swindon Village has significant capacity and potential to accommodate new development beyond "small scale", to support existing services

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	Mr and Mrs Timothy Munday	and community facilities, Swindon Village has locational, accessibility and sustainability advantages over other identified medium and small settlements within the Core Strategy identified Southern Area 5. Swindon also has capacity to accommodate some of the housing development identified for the larger neighbouring settlements of Wombourne and Kinver, which will assist in supporting and maintaining Swindon's 4 local shops, 3 public houses, 2 churches, sports club, St.John's Primary School, and the local bus service. The canal system passing through Swindon Village is a largely unrealised environmental/cultural asset with potential for increased public access to local and long distance walks and access to the many associated local tourist attractions.
csdpd693	Mr John Williams, Harris Lamb on behalf of UBS Global Asset Management	Our representations are restricted to the Vision Statement for Locality Area 1 (northern area). We are pleased that the Core Strategy recognises the potential and importance of Penkridge as holding a pivotal service role in the north of the District. We support the vision objectives at paragraphs 5.7 to 5.9 of the Core Strategy.
csdpd770	Miss Katherine Else, RPS Planning & Development on behalf of Mr Daniel Le Neveu, Persimmon Homes (West Midlands)	The vision of the Locality Area 3 does not centrally focus development adequately within the existing main settlements that currently provide a source of employment and social facilities. Instead the main bulk of housing to be delivered within this area should be targeted toward the settlements of Cheslyn Hay and Featherstone due to the linkages to main employment locations and the planned strategic Park and Ride site. The references in the vision for Locality Area 3 to Green Belt 'management' are supported as they are interpreted to allow for the review of settlement boundaries and deliver the release of Green Belt land to accommodate planned development.
csdpd810	Mr Gerald Sweeney, Alliance Planning on behalf of Black Country Reclamation	We consider the visions for each of the locality areas are positive. Our Client wishes to make comments upon Locality Area 3 in particular the area of Essington. Our Client wish to see land at Hobnock Road included within Locality Area 3. The site is previously developed land that already provides 12 acres of employment development for open B2 Use. The Council has identified Essington as one of the three most deprived areas within South Staffordshire. Our Client supports all development that will contribute to the environmental, social and economic objectives of the Council.
csdpd929	Mr P Serieys, Codsall Parish Council	The general demographic of South Staffordshire is that of an increasingly ageing population (CSDP 2.6). This is especially true of Codsall. The age profile of Codsall must be part of the decision as to housing numbers and types proposed. Additional housing to meet local needs is a stated aim of the CSDP - "To ensure the delivery of decent homes for members of the community including the provision of more affordable housing..." (CSDP 6.8). Thus local needs specific to Codsall must be considered in the context of its demographic and existing housing stock. As people age and many older households become single occupancy, there is likelihood that a move to smaller dwellings will be the appropriate choice for many. at the same time, such residents will generally wish to remain in Codsall where their friends and familiar activities are based. Hence the main provision for future housing should reflect this. There will be a need for housing for the elderly, though not necessarily of an "affordable" type, as many potential occupants

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		<p>of such new-build will be trading down. The effect of this trend will be to release and make available housing of the type that characterises Codsall and which, de facto , makes Codsall the place that it is. This approach would help to meet one of the objectives of the CSDP, that of "preserving local character and distinctiveness". The stated purpose of the development - for members of the community - raises another matter. If numbers of additional houses exceed the local requirement then there will be a net movement inwards. There is a recognised trend for residents from the Black Country to move to the Shire Counties. Indeed census data shows a near balance between migration out of the Black Country and migration into three Shire Counties (Staffordshire, Warwickshire and Worcestershire). The most disturbing implication if this trend is that the migration out of the Black Country has been , and will continue to be, dominated by those with the financial and other means to do so. Thus the impact on the Black Country, at a time when its regeneration is a major local objective, will be to deplete the proportion of talented high earners.</p>
csdpd915	<p>Angela Kettle, Drivers Jonas LLP on behalf of Mike and Jules Fellows</p>	<p>Our Client broadly agrees with the principles identified in the vision for locality area 5, particularly the delivery and maintenance of key facilities and services at the local level, as this would help to maintain a critical mass of population that would support and maintain the existing services within Stourton and other villages. Notwithstanding this, our Client would welcome a more flexible approach to development within the Green Belt that would enable a range of appropriate uses identified as being of local need, to be developed within the Green Belt, for example the provision of community services or specialist residential accommodation.</p>
csdpd782	<p>Miss Katherine Else, RPS Planning &amp; Development on behalf of Dr Nigel Roberts</p>	<p>The vision of the Locality Area 3 does not centrally focus development adequately within the existing main settlements that currently provide a source of employment and social facilities. The main bulk of housing to be delivered within this area should be targeted toward the settlements of Cheslyn Hay and Featherstone. Furthermore, Cheslyn Hay should be considered suitable for a higher level of residential development due to the existence of Champion's Wood Quarry as a viable residential development site. Despite the quarrying history of Area 3 no reference is given to how the areas of mineral workings can be appropriately restored to facilities agricultural diversification whilst also providing for the needs of the locality. The references in the vision for Locality Area 3 to Green Belt 'management' are supported as they are interpreted to allow for the review of settlement boundaries and deliver the release of Green Belt land to accommodate planned development.</p>
csdpd957	<p>Mr Kevin Sheehy on behalf of Marston's plc</p>	<p>The vision for the Northern locality area is supported except that there is more scope for development in Dunston than Bednall. Whilst development in the more remote villages such as Wheaton Aston and Bishops Wood might need to be gradual and focussed primarily on meeting local needs, the more sustainably located settlements of Brewood and Coven would make these settlements suitable for more development than the vision for the North Western Area currently suggests should take place. The vision for the Southern locality area is supported however there would appear to be a need for better</p>

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		provision in terms of sustainable transport provision between the Main Service Villages and outlying areas, and between Kinver and the major Urban Area of the West Midlands conurbation.
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### Responses to Question 2 - Council Response

The Council has sought to express a broad vision for South Staffordshire and more detailed visions for each of the Locality Areas and this approach is supported by many of the respondents. Due to the diverse range of settlements in the localities, the individual vision for each locality provide a 'snapshot' of what each Locality Area will be like in the future, what will have been achieved and how they will have changed. It was not intended that they should be long or excessively detailed.

A number of specific comments have been made about each of the Locality Areas and some of these relate to elements of the proposed spatial strategy itself particularly the settlement hierarchy and the proposed levels of growth. Some respondents have suggested changes or additional wording for some of the locality areas.

The comments in support of the locality based approach are welcomed. It is accepted that the inclusion of some additional wording to the Locality Area descriptions would be helpful, such as making reference to meeting housing needs and reference to Conservation Areas and proposals for enhancement. The various points made in the consultation responses will be taken into account in preparing the Publication Core Strategy.

## G.3 Responses to Question 3

### Have we identified the right strategic objectives?

ID	Name/Organisation	Summary
csdpd7	Mr Malcolm Bissell	Of the 6 objectives the Environmental Quality and Housing are the most important as without these objectives been achieved it will be difficult to achieve the remaining 4.
csdpd23	Mr Vaughan Welch, Inland Waterways Association (IWA)	The Staffs and Worcs Canal is, throughout local area 5, Conservation Area and should be included in objective 3 as well as, by inference, objective 5.
csdpd45	Mrs. Rachel Davis, Kinver Parish Council	Again the objectives are acceptable, however how these ideals will be achieved is of concern. In the past too much inappropriate development has been allowed in Kinver and it there needs to be tight control in the future on the type of housing allowed on future sites. Meeting the needs of the local people is easier said than done when so little land within the village remains for possible affordable housing and accommodation for the elderly. Many sites suitable for this purpose have been used for expensive housing for newcomers.
csdpd106	Mr Justin Milward, Woodland Trust	Objective 3 and 4: We are pleased to see Policies CP2 Protecting and Enhancing the Natural and Historic Environment and DP3 Protecting and Enhancing Natural Assets, and in particular the link of DP3 to the Staffordshire Biodiversity Action Plan. However there are some irreplaceable semi natural UKBAP habitats, such as ancient woodland, which still do not benefit from statutory protection. We therefore believe

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ID	Name/Organisation	Summary
		<p>it is very important that Core Policies and Development policies take a lead in promoting robust protection for ancient woodland and ancient trees. Objective 7: We are pleased to see Policy CP5 Use of Natural Resources , but the effects of climate change have wider implications for biodiversity that should be included in this policy. We would like to see Strategic Objective 7 include a link to the climate change mitigation and adaptation benefits that woodland specifically and biodiversity generally can provide. We would like Objective 12 to commit to producing a green infrastructure strategy and/or a green infrastructure SPD, in order to show how the natural environment, particularly woodland, can help improve people's quality of life. More specifically, we believe that access to open green space such as woodland is an important factor in improving people's quality of life and improving local amenity provision. South Staffordshire exhibits above average accessibility to all wood sizes. This level of woodland can act as a useful springboard for green infrastructure delivery. The Trust would be pleased to see the Woodland Access Standard outlined in 'Space for People' adopted as a tool in developing the South Staffordshire Council LDF Core and Development strategies.</p>
csdpd82	Mr Geoffrey Brown	<p>It is not enough to "protect and maintain" the green belt. Changes occur from time to time and the green belt boundaries should be capable of adapting to these where necessary. To remain effective and true to its original purpose, the green belt boundaries need to be reviewed periodically to permit any increase or decrease in the land area contained within it. In Cheslyn Hay, the completion of the Birmingham Toll Road has brought about significant changes in that particular area and a review of the existing green belt boundaries might well conclude that there are now justifiable reasons for amending the boundaries.</p>
csdpd112	Miss Morag Edward, SLR Consulting Ltd on behalf of Mr Gil Paris, The Inglewood Investment Company Limited	<p>The right strategic objectives have been identified: However, we would make the following comments on their content: Strategic Objective 1 and 2; Where there are opportunities to release small areas of land for suitable development which would not prejudice the overall aims of the Green Belt these should be considered favourably. We support objective 3 in principle and in particular, the aim to remediate contaminated land with the recognition that this may require enabling development to produce a viable scheme. Strategic Objective 7; We strongly agree with the need to support renewable energy schemes. It would be prudent for the District to place more emphasis on the support for renewable energy provision during the plan period. Strategic Objective 8; We agree with the need to provide housing of a suitable type, tenure and size to meet the needs of the community, especially the needs of the elderly given the District's changing demographic towards an aging population. Strategic Objective 12; We agree that thriving sustainable communities need access to suitable facilities and key services such as health care. These facilities should be provided within the main service village envelopes and where an essential service need is identified, development should be considered favourably. It should also be noted that the geographic spread of residents may be skewed away from the traditional centres and as such key service</p>

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ID	Name/Organisation	Summary
		facilities may be better located in areas of greater population density and a review of settlement boundaries may produce a more sustainable development pattern.
csdspd128	Mrs Kay Davies, Fisher German on behalf of Mr Gil Paris, Inglewood Investment Company Ltd	Within Environmental Quality Objective 1 relating to the protection of countryside and the Green Belt, there should be some acknowledgement within the explanatory text that there will be some minor adjustments to the Green Belt boundary to accommodate new housing development.
csdspd135	Mrs Jennifer Spaul, Kinver Parish Council	They are commendable but they will be difficult to achieve. Future demands for housing and alternative power sources will strain the very welcome robust stance on maintaining S Staff's environmental assets which includes the character of villages such as Kinver and its surrounding Green Belt. A strong stance and vigilance will be needed to withstand applications for large expensive houses designed to attract people from outside the village which have been uncontrolled in the past. Hopefully policies noted elsewhere in the strategy on urban regeneration will support resistance to this. Until now this type of housing has taken precedence over the needs of the local people for affordable housing for young people and care housing for the increasing number of elderly residents in Kinver. This obviously leaves the provision of this type of housing i.e. affordable, as a danger to Green Belt as it is from this type of housing that the Green Belt will most likely be threatened.
csdspd146	Mr Jim Laws, CAMRA	Happy with objective 5 Historic Environment objectives 11 & 12 importance of retaining local services, including Pubs. In the Objective 13 better public transport to link villages to main centres.
csdspd259	Mr M J Holder, Great Wyrley Parish Council	It is believed that the residual housing requirement of 1450 is achievable. However the Great Wyrley Parish Council is very concerned that Stafford's housing requirements of 350 - 500 is to be made in the District of South Staffordshire a) it is felt to be unreasonable if these dwellings are not seen as part of this Districts allocation and b) it is difficult to see how they can be provided without having serious implications for green the belt.
csdspd162	Mr Tony Price, Housing Plus	Broadly agree with the objectives. Objective 8 makes specific reference to affordable housing, ensuring affordability in the long term and meeting housing needs, particularly the needs of specific groups which is supported. Also supported is the desire to have a mix of housing types and choices. Support objective 14 and the need for good design to help create safe communities. Given the need for substantial new housing objective 1 to protect and maintain the Green Belt will need to be applied flexibly and sensibly. If appropriate new development is needed in the Green Belt this should be reflected in the policy.
csdspd186	Mr Graham Fergus, First City Ltd	We want to see a District where the focus of managing change is constructive and proactive rather than purely negative around the perceived adverse impacts of development. We are concerned that the current Strategic Objectives are overly long and should be revised to create a succinct list of objectives to guide the rest of the DPD. In

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ID	Name/Organisation	Summary
		relation to the Strategic Objectives as currently written we make the following comments. Objective 1; Whilst we agree that it is important to protect and maintain the Green Belt and Open Countryside, the Core Strategy should acknowledge that releases of land will be necessary to accommodate development planned within the District and to ensure that sustainable development is achieved. We also consider the Core Strategy should include a list of those settlements where a review of the Green Belt boundary will be required including Wombourne. Objective 2; We support Strategic Objective 2 which seeks to avoid the coalescence of settlements however we consider that this could be incorporated within Strategic Objective 1. Objective 9; We support the Objective of ensuring that housing and employment is consistent with the West Midlands Regional Strategy however this should not act as a "straight jacket" to constrain or limit development. Objective13; We support the Council's desire to reduce the need to travel however we consider that the most appropriate route would be for the Council to seek to locate the majority of development within the more accessible locations and particularly within and adjacent to the Main and Local Service Villages where a range of services and facilities including existing public transport facilities are already available.
csdpd199	Mr Graham Fergus, First City Ltd	We support Strategic Objective 15 to ensure that each community has access to good quality green space. We consider that development at Essington could particularly help to improve the range of recreation and public open space available to local residents. We support Strategic Objective 16 to ensure that provision is made for facilities for children and teenagers. We consider that development at Essington could particularly help to improve the range of recreation and public open space available to local residents.
csdpd207	Mr Graham Fergus, First City Ltd on behalf of Mr Allan Evans, A T E Developments Ltd	We support Strategic Objective 11 which seeks to support economic growth within the District and develop new employment opportunities. We consider that the land at Essington Quarry - please see the accompanying plan - offers one such opportunity.
csdpd244	Mr James Morgan, South Staffordshire Council	Slightly concerned there was only one objective point for housing (Objective 8), however this point does pick up pretty much the wider strategic objectives for housing. In addition, we feel that Gypsies and Travellers should be referred to in this paragraph (Objective 8).
csdpd281	Mr Mike Woolner, First Plan on behalf of Mr A Hill, Broomco 791 Ltd	Our clients support the identified strategic objectives in part. Our clients support the general aims of the strategic objectives set out in the Core Strategy Preferred Spatial Options document: in particular, strategic objective 8 which seeks to ensure the delivery of decent homes for members of the community, including affordable housing which meets the community's needs; and strategic objectives 12 and 15 which seek to ensure that local people have access to jobs and services (including open space, recreation and other facilities) and seek to improve the leisure, recreation and cultural facilities in South Staffordshire and ensure that each community has access to areas of good quality green space. With regard to objective 1, our clients support the general aim

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ID	Name/Organisation	Summary
		to protect the green belt and open countryside in order to sustain the distinctive character of South Staffordshire. However, the Core Strategy should make provision for amendments to the green belt to enable the local housing needs to be met.
csdspd246	Mr Graham Fergus, First City Ltd on behalf of Mill Estates	We support Strategic Objective 11 which seeks to support economic growth within the District and develop new employment opportunities. We consider that the land at Acton Gate offers one such opportunity.
csdspd226	Mr. Ron Myatt	As well as specific 'children and young peoples needs', senior citizens need a leisure, recreation and learning profile, have you mentioned it anywhere?
csdspd214	MR Richard Gough, Gough Planning Services on behalf of KGL (Estates) Ltd	The strategic objectives identified are largely supported. However, it is considered of fundamental importance to the creation of a sustainable pattern of development that they are interpreted and applied too prescriptively. Strategic Objective 1 seeks to protect and maintain the Green Belt. Whilst the protection of the general extent of the Green Belt is, of course, supported, it is considered essential that minor amendments to Green Belt boundaries be made in appropriate locations in order to deliver that sustainable pattern of development. Strategic Objective 2 seeks, amongst other matters, to protect and retain important strategic gaps between settlements. The current Local Plan does not define any such 'strategic gaps'. The fact that the majority of open land in the District is designated Green Belt, of course, makes this unnecessary. However, it is agreed that it may be beneficial to define such 'strategic gaps' in areas not subject to Green Belt designation, were desirable or necessary.
csdspd276	Mr David Haston, Haston Reynolds Ltd on behalf of Mr John Naylor	In relation to Strategic Objective 8 (Housing) it is considered appropriate that the right type, mix and choice of housing to meet the needs of all of the community is to ensured. This objective is equally applicable to Small Service Villages as it is to Main Service Villages. Whilst the need for affordable housing is acknowledged, housing development within the Small Service Villages should not be restricted just to those in need of affordable homes. The aim should be to create balanced communities whether they be in large or small villages.
csdspd268	Mr Jamie Lewis, Hunter Page Planning on behalf of Mrs Barbara Simpson	Regarding Objective 1, it is considered that development in the Green Belt will be necessary to meet the vision for the South Staffordshire area and for the defined community areas particularly given the findings of the SHLAA prepared by Entec. There should be added emphasis in Objective 2 on the need to maintain separation from the Major Urban Area of Wolverhampton.
csdspd364	Mr David Curtis, CWI Trustees	The Bratch area (canal, locks, pumping station) should certainly be maintained and enhanced.
csdspd379	Mr Peter Kelley	Ref Objective 12: I think there should be more emphasis on promoting/supporting commercial services - they are as much 'key' as the ones specifically mentioned.
csdspd424	Mr Martin Beddall	You have, but will anyone listen.

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ID	Name/Organisation	Summary
csdpd331	Mrs Taylor, Sport England	Strategic Objective 15 is supported in principle it fails to address indoor sport. A strategic objective should seek to address any weaknesses in quantity, quality and accessibility to all forms of open space, sport and recreation to deliver the objectives of PPG17. Strategic Objective 16 equally needs to recognise that indoor and outdoor sports provision make an important contribution to supporting young people. This is mentioned but not really backed up later on with comprehensive policy address all forms of sports facilities and the need to address quantity, quality and accessibility from a sound basis of a PPG17 assessment.
csdpd394	Dr Richard Taylor	No allowance given to need, conservation areas, ribbon development, affordable housing surveys, section 106 agreements.
csdpd572	Mr PJD Goode, CPRE Staffordshire	CPRE supports the objectives 1 to 7 regarding Environmental Quality. We would have liked to have seen inclusion of requirements for enhanced design for new buildings and their relationship to each other and to their surroundings. As regards the Housing Objective, number 8, this seems to be directed towards existing local need. Whilst CPRE might support that objective it seems likely that a large proportion of housing will be required by WMRSS for regional housing growth. Should this not be made clear? CPRE strongly supports the policy regarding affordable housing provision.
csdpd549	Mrs Sarah Faulkner, National Farmers Union (West Midlands Region)	Strategic Objective 1 should recognise that the primary function of the Countryside is food production. Strategic Objective 3 - The protection and improvement of SAC's and SSSI's is beyond the scope of the planning system. Strategic Objective 4 duplicates strategic objectives 1 and 3 and is outside the scope of the planning system. We welcome the support for the rural economy, local business, rural diversification and rural renaissance in Strategic Objectives 9 and 11.
csdpd500	Mr Francis Caldwell, Aragon Land and Planning	Broadly yes, however Objective 9 & 10 need to be revisited to take account of the likely higher housing provision and the likely implication for the district needs to be recognised.
csdpd506	Mr Francis Caldwell, Aragon Land and Planning	A number of the strategic objectives need revising so that they take account of the full Regional Spatial Strategy. For example strategic objective 10 does not identify the other sources of housing growth, only the MUA's.
csdpd643	Miss Katherine Burnett, British Waterways	While none of the strategic objectives specifically refer to the canals and reservoirs which are found within South Staffordshire, a number of the strategic objectives relate to the waterways infrastructure and British Waterways objectives.
csdpd485	Amanda Seedhouse, Berrys	The objectives will need to be carefully balanced to ensure that suitable policies are developed.
csdpd469	Mr D M Holmes, Brewood and Coven Parish Council	We feel that public transport needs improvement. Recreational provision for teenagers needs to be maintained at the present level.
csdpd512	Mrs Lesley Seedhouse	There are several small and unidentified sites that are just as important for diversity and wildlife and habitats as well as the larger named sites.

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ID	Name/Organisation	Summary
		These should be protected when considering alterations to development boundaries and identifying potential development sites.
csdpd541	Ms Gillian Griggs, GVA Grimley on behalf of Kilbride Four Ashes	Environmental Quality - The Core Strategy should allow for flexibility in the adjustment of Green Belt boundaries, consistent with the RSS. Economic Vibrancy - the Strategic Objectives should refer to the District's potential to contribute to a wide range of employment opportunities, such as the potential for RIS, MIS and RLS locations.
csdpd567	Cllr Reg Williams, South Staffordshire Council	Objective 10 - Wombourne has been and still is the prime target for Black Country immigrants. The apportionment of housing throughout our district seems not to have given due regard to the RSS objective to, 'stem outward migration of population from the Black Country MUA'.
csdpd554	Mr Ben Stacey, Bellway Homes Ltd	We wish to see flexibility and an understanding of the critical mass needed to support and/or grow facilities and services and deliver balanced and sustainable villages.
csdpd560	Mr Grady McLean, Natural England	Yes we support the strategic objectives related to Environmental Quality.
csdpd628	Ms Rose Freeman, The Theatres Trust	We support Strategic Objective 15 and 16 to improve the leisure, recreation and cultural facilities in South Staffordshire. The cultural and creative 'industries' promote popular local and environmental activities as a way to engage socially excluded young people and raise awareness about opportunities for healthier lifestyles, community safety, education and community skills.
csdpd659	Ms Amanda Smith, English Heritage	We welcome the inclusion and general thrust of Objective 5 on the historic environment. An additional aspect for inclusion is any designated assets identified as at risk. We also welcome the general approach of Objective 4, in particular protecting, conserving and enhancing the character and quality of the landscape. With respect to this the cultural dimension of landscape character must also be taken into account. We support and welcome Objective 14 on design issues and local distinctiveness.
csdpd634	Miss Rachael Bust, The Coal Authority	As part of the LPAs overall responsibility towards ensuring environmental protection and public safety, it is necessary to have regard to the advice in PPG14 regarding ground instability, which can arise from former land uses such as mining. The Coal Authority would suggest a slight alteration to the wording.
csdpd670	Mr George Simpson, Fisher German LLP on behalf of Unknown, Middle Hill Estates Ltd	We generally support the strategic objectives set out; in particular objective 8 regarding the delivery of homes. We feel that more emphasis needs to be placed on the need to ensure deliverability of development in these areas and given the duration of the plan period and the significance of the aging population (the over-75 age group is set to double over the next twenty years according to chapter 4 of the Preferred Spatial Strategy), we feel that the provision of appropriate housing and care facilities warrants its own specific objective within this section of the document.
csdpd639	Mr David Jackson, Savills (L & P) Ltd	Strategic objective no. 1 needs to be amended in order to be consistent with the RSS and to allow Green Belt review where it supports urban

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ID	Name/Organisation	Summary
	on behalf of Taylor Wimpy Development Ltd/BAE Systems	regeneration and/or wider regional objectives. Strategic objective no. 9 needs to be amended to recognise the requirement to meet regional employment requirements (as well as local ones) in order to support the objectives of the RSS.
csdpd622	Mr Terry Herrington, Swindon Parish Council	Parish Council are in agreement with the proposed Strategic Objectives.
csdpd718	Mr John-Rhys Davies, Turnbull Tweedale Planning and Design Ltd	Minor amendments to the Green Belt are necessary and would not cause the coalescence of settlements. There is also mention reducing the effect of society on the environment, and more specifically reducing the need to travel generally, this is an unrealistic objective, and should instead aim to reduce the need to travel by private car, and this can be achieved by development near to public transport service routes.
csdpd744	Mrs Charlene Sussums, Carter Jonas on behalf of Mr David Curtis, CWI Trustees	Objective 1 & 2 - Green Belt designation should not preclude high quality development or sustainable development proposals on the edge of settlement boundaries, especially targeted villages such as Wombourne. Objective 9 - The Core Strategy must support and encourage Rural Renaissance and development in rural areas for sustainable development. Objective 12 - The growth of a sustainable community requires growth of the economy, leisure facilities and open space provision and residential development. All aspects interlink in order to create a self sustaining community structure.
csdpd731	Mrs Charlene Sussums, Carter Jonas on behalf of F G Davis Ltd	Green Belt designation should not preclude high quality development or sustainable development proposals on the edge of settlement boundaries. The Core Strategy must support and encourage Rural Renaissance and development in rural areas for sustainable development. Economic development on established sites should be encouraged, such as at Smestow Bridge. However, when the use of such sites become unviable for economic use, alternative uses should be considered in order to prioritise brown field development.
csdpd758	Mrs Charlene Sussums, Carter Jonas on behalf of F Dorsett	Objective 1 & 2 Green Belt designation should not preclude high quality development or sustainable development proposals on the edge of settlement boundaries. Objective 9 The Core Strategy must support and encourage Rural Renaissance and development in rural areas for sustainable development. Objective 12 The growth of a sustainable community requires growth of the economy, leisure facilities and open space provision and residential development. All aspects interlink in order to create a self sustaining community structure.
csdpd835	Mr Paul Turner, PTPC on behalf of Mr and Mrs Timothy Munday	There is a need to facilitate development which will support the future of sustainably located settlements and their associated services/facilities, and to protect whilst realising the development potential of environmental assets. Affordable and special needs housing should be delivered in accordance with identified local needs based on individual settlement characteristics and demographics. Emphasis should be given to encouraging environmentally sensitive employment development within settlements as a key factor in achieving sustainable local economies, and the vitality/viability of village centres.

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ID	Name/Organisation	Summary
csdspd849	Mr Charles Robinson, CDS Development Services on behalf of Mr & Mrs Taylor	It is considered that the strategic objectives rely upon to rigid an approach to the green belt in particular. There is a need to meet housing and services needs, including economic growth, in rural areas in order to avoid villages being preserved "in aspic" which will lead to stagnation and communities dying. Planned growth in rural areas is a far more sustainable option. It is not considered that the levels of growth proposed in the Core Strategy will achieve anything other than lingering stagnation and will thus fail to meet both the need of communities and the District as a whole.
csdspd725	Mr Adam Bunn, Roger Tym and Partners on behalf of Mr Nick Sealy, Somerfield Stores Ltd	We support the objective of enhancing the vitality and viability of the village centres of the District and feel this should be strongly promoted in the Core Strategy. However we consider that further amplification of this should be provided in the accompanying text to the objective. The supporting text to Strategic Objective 11 should reflect the aims of PPS6, and affirm the need for proposals for new retail development to be directed towards the existing village centres and to be of a scale appropriate to the role and function of the centre in the local retail hierarchy. Development outside of the defined village centres should be resisted.
csdspd771	Miss Katherine Else, RPS Planning & Development on behalf of Mr Daniel Le Neveu, Persimmon Homes (West Midlands)	Objection is made to the wording of Objective 1 relating to Green Belt land and the open countryside as it is restricted to the maintenance and protection of these areas. Objective 8 is generally supported however it makes no reference to the delivery of these schemes in the most sustainable locations. Objective 9 does not recognise that the existing population of the District is currently restricted geographically through their place of residence and that aspirations to live closer to strategic employment locations such as Hilton Cross are thwarted by the lack of housing available within the locality. Clarity is required in Objective 11 in respect of how the viability of village centres is to be supported. The delivery of extra care units within the smaller villages and hamlets is considered to be inappropriate. A location such as Featherstone would be suitable.
csdspd811	Mr Gerald Sweeney, Alliance Planning on behalf of Black Country Reclamation	The strategic objectives identified within the preferred options Core Strategy provide a basis for the future of South Staffordshire. In order to protect the Environmental Quality objectives the Council should encourage the reuse of brownfield land applying the sequential approach to development proposals on greenfield sites. Prioritising the reuse of brownfield land will in the long-term ensure that development will retain and reinforce the current pattern of villages across South Staffordshire and most importantly protect and retain the strategic gaps between existing settlements. The reuse of brownfield land will also be in situ with Environmental Objectives 1 and 2 in protecting the greenbelt/open spaces and to retain and reinforce the current pattern of villages across South Staffordshire.
csdspd971	Jean Buxton, Advantage West Midlands	The strategic objectives presented in the Preferred Spatial Strategy are clear and are to be supported.

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ID	Name/Organisation	Summary
csdpd967	Mr David Thompson, DGF & MAM Thompson	Recommendations:- that electrification of the railway line to Shrewbury is made a high priority; that the Green Belt policy is reviewed with a view to examining sustainable development in smaller settlements such as Oaken; that the policy should contribute to the Urban Renaissance of the Black Country MUA by arguing for additional housing, in order to attract into the area incoming skilled staff who would be otherwise reluctant to relocate to work in the Black Country.
csdpd916	Angela Kettle, Drivers Jonas LLP on behalf of Mike and Jules Fellows,	Considers that greater flexibility should be introduced to Strategic Objective 1, which would allow a potential reassessment of boundaries and the types of development that could appropriately be accommodated within the Green Belt. Supports Strategic Objective 8 although more detail needed. Support Strategic Objective 11, 12 and 15.
csdpd783	Miss Katherine Else, RPS Planning & Development on behalf of Dr Nigel Roberts	Objection is made to the wording of Environmental Quality Objective 1 as it is restricted to the maintenance and protection of these areas. This objective offers no flexibility for providing for future and current development needs or where exceptional circumstances may exist to justify the alteration of the Green Belt boundary. The reasoning to Objective 2 is supported in that areas which prevent the coalescence of two settlements should be protected from development to maintain the prime function of Green Belt. Objective 8 is generally supported however, the need to also provide specific types of residential dwellings such as Extra Care accommodation makes no reference to the delivery of these schemes in the most sustainable locations. Objective 9 - This objective does not recognise that the existing population of the District is currently restricted geographically through their place of residence and that aspirations to live closer to strategic employment locations. Clarity is required in Objective 11 in respect of how the viability of village centres is to be supported.

### Responses to Question 3 - Council Response

There is widespread support for the strategic objectives and some respondents have suggested additional text to clarify and strengthen particular objectives.

The statements of support for the strategic objectives are welcome. A number of comments have been made about the objectives relating to the Green Belt and the need for a review of Green Belt boundaries and these are noted. It is intended that a review of Green Belt boundaries will be carried out as part of the Site Allocation DPD. The various points made in the consultation responses about the strategic objectives will be taken into account in the preparation of the Publication Core Strategy.

## G.4 Responses to Question 4

Do you agree with the preferred approach for the geographic spread of development based on the South Staffordshire settlement hierarchy?

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<b>ID</b>	<b>Name/Organisation</b>	<b>Summary</b>
csdpd24	Mr Vaughan Welch, Inland Waterways Association (IWA)	We support the Council's preferred approach for the geographic spread of development in principle but the effect of the development of the picturesque Smestow/Stour Valley and the Staffs and Worcs Canal seems to have been overlooked in this hierarchy
csdpd19	Ms Lin Ford	Bishops Wood as an example of a small service village would have its character totally altered by an affordable housing development as none exists at the moment. As for sustaining the village school it is already over-subscribed!
csdpd55	Mr Ian Smith, Smiths Gore	Given the characteristics of the District, we agree that the preferred approach is the most suitable.
csdpd46	Mrs. Rachel Davis, Kinver Parish Council	Hierarchies are an acceptable geographical concept and I would expect Kinver and Wombourne to be named as the two main centres in Locality 5. I agree with the criteria for allocating housing in locality 5 as it takes into consideration the level of local need and the position of Kinver as a tourist centre.
csdpd53	Mrs Philippa Kreuser, CT Planning on behalf of Mrs G Kirkland	Support the Spatial Strategy to disperse development across the District rather than focusing new growth solely on the larger settlements of the District. The District is very rural in nature, comprising a large number of small settlements. Consequently many villages contain perhaps only 1 or 2 services or facilities but which are key to village community and prosperity. The variety of facilities is therefore spread across the settlements and shared by neighbouring villages. It is evident in such a rural district that it is important to support and potentially enhance the existing provision of services and facilities in these settlements. The Preferred Spatial Strategy seeks accordingly to direct new housing growth to such settlements and is deemed appropriate in view of the rural settlement pattern of the district.
csdpd66	Mrs Philippa Kreuser, CT Planning on behalf of Messrs Taylor	Support the Spatial Strategy to disperse development across the District rather than focusing new growth solely on the larger Settlements in the District. The District is very rural in nature, comprising a large number of small settlements. Consequently many villages contain a limited range of facilities but which are key to village community and prosperity. The variety of facilities is therefore spread across the settlements and shared by neighbouring villages. It is evident in such a rural district that it is important to support and potentially enhance the existing provision of services and facilities in these settlements. The Preferred Spatial Strategy seeks accordingly to direct new housing growth to such settlements and is deemed appropriate in view of the rural settlement pattern of the District.
csdpd107	Miss Naomi Wilton, Fisher German LLP	It is agreed that development should be spread throughout the settlement hierarchy of villages. Smaller service villages could benefit from small scale development to support new community initiatives such as bus routes and parking, as in the case of Dunston Village. Development could also enhance existing facilities through developer contributions providing support and maintain the vitality of the smaller villages.

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ID	Name/Organisation	Summary
csdpd99	Mr Matthew Hardy, Cannock Chase Council	7.7 The recognition that the Core Strategy should acknowledge any actions that might effect the Cannock Chase and Cannock Extension Canal SAC areas near the plan boundary are welcomed. 7.17 The designations of Cheslyn Hay/Great Wyrley as main service villages, Huntingdon as a local service village and Wedges Mills/Hatherton as a hamlet appear appropriate designations based on their current size and facilities. 7.18 Due to existing transport connections and services it is appropriate to develop Great Wyrley, Cheslyn Hay and Penkridge as main service villages. The aim to develop them as sustainable villages and not turn them into towns by allowing a number of houses appropriate to the existing size of the settlements is supported. The decision to restrict housing numbers so as not to damage regeneration in the larger urban areas will also help Cannock on a smaller scale with its own regeneration. 7.19 Limited development to meet local needs is supported for Huntingdon. Table 1 (Chapter 7) Development to the north of Penkridge with improved rail station parking, a public park and plenty of affordable housing appears appropriate. 30 affordable houses to meet local need bearing in mind the AONB and SAC when choosing land for development at Huntingdon is appropriate. For Cheslyn Hay and Great Wyrley the sequential approach for new development is supported as well as designating the greater number of houses for Cheslyn Hay. The existing services make it an appropriate place for new development. However, the land for the urban extensions should be chosen carefully to maintain separation between settlements and to ensure the necessary environmental protections and infrastructure provisions are in place. As Cannock Chase District has a higher demand for affordable housing than can currently be met partly due to development restrictions including the AONB and SACs the proposed residential developments close to Cannock might help to meet some of this pent up demand as residents will not necessarily see the District boundary as a barrier to where they wish to move. Cheslyn Hay/Great Wyrley and Huntingdon have a shared need for affordable housing within the same Market Housing Area and can therefore help to meet local needs for affordable houses. General: There is no objection to the Preferred approach but a greater recognition of South Staffordshire's cross boundary reliance on larger service centres such as Cannock is needed.
csdpd83	Mr Geoffrey Brown	Yes but only very limited growth in anything other than the main service villages or the hierarchy definitions will themselves become blurred.
csdpd68	Mr Karl Paulins	I should be grateful if you could further clarify in section 7.21, what is specifically meant by "development will only be permitted in exceptional circumstances for the provision of rural affordable housing to meet local needs" , and what we can expect from "Development will therefore be limited to rural affordable housing schemes" (section 7.22)
csdpd113	Miss Morag Edward, SLR Consulting Ltd on behalf of Mr Gil	We agree that Penkridge is ideally placed to continue to thrive as a main service village and provide services to the local community and the surrounding area. It is important to note that there may be significant development pressure within settlement boundaries and as

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	Paris, The Inglewood Investment Company Limited	such there is scope to plan for settlement boundary reviews. Undeveloped/ gap sites can be of vital importance to the vibrancy and functionality of villages by providing open space and other value; these areas should not be sacrificed where suitable sites located in the Green Belt are available which meet all other development criteria and policies and do not increase the risk of settlement coalescence.
csdspd129	Mrs Kay Davies, Fisher German on behalf of Mr Gil Paris, Inglewood Investment Company Ltd	There is agreement to the geographic spread of development within the District, however, under paragraph 7.3 relating to protection of Green Belt, there should be recognition that existing boundaries will have to be reviewed to accommodate growth.
csdspd137	Mrs Jennifer Spaul, Kinver Parish Council	The concept is presumably based on the number of services available and for Locality 5 the hierarchy appears to be logical.
csdspd270	Mr M J Holder, Great Wyrley Parish Council	84% of respondents believe that development should be shared across the District the District Councils Hierarchy structure based on Main and Service villages is a reasonable approach and should be supported. Ensuring that affordable Housing is provided to meet local need is a key priority. How will this be achieved - The present policy says that 30% of developments over 15 or more dwellings to be affordable. The document proposals are recommending this to be increased to 50%. This is supported. However many developments over recent years have been less than 15 in number and therefore there is a need to ensure that developments of this size makes a contribution towards the provision of affordable housing, a drastic reduction in the lower limit of from 15 may be a way forward.
csdspd261	Mr Graham Fergus, First City Ltd on behalf of Mr Gillan John Paris, The Inglewood Investment Company Limited	We support the identification of Huntington as a Local Service Village within the Settlement Hierarchy.
csdspd168	Mr Tony Price, Housing Plus	As there is clear housing need identified across the whole of South Staffordshire (2007 Housing Market Assessment) we support an approach that covers the whole District. This is also a sensible approach given the "community of communities" that South Staffordshire is with no dominant settlement which could accommodate a lions share of any housing allocation. There will always be debate about where some settlements fit within the hierarchy but local knowledge needs to be applied here. The main concern is that the housing need identified in the HMA is not reflected in the numbers of new homes proposed for each settlement and locality.
csdspd187	Mr Graham Fergus, First City Ltd	We support the identification of Wombourne as a Main Service Village within the Settlement Hierarchy.

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<b>ID</b>	<b>Name/Organisation</b>	<b>Summary</b>
csdspd272	Mr Graham Fergus, First City Ltd on behalf of Mr John Bowers	We support the identification of Penkridge as a Main Service Village within the Settlement Hierarchy.
csdspd193	Mr Graham Fergus, First City Ltd on behalf of Mr Patrick Wellsbury, Wollaston Properties Ltd	We support the identification of Bilbrook as a Main Service Village within the Settlement Hierarchy.
csdspd247	Mr James Morgan, South Staffordshire Council	We support the view that need must be met throughout the District based on the settlement hierachy, this will support and promote the sustainability of all our villages not just a few.
csdspd290	Mr Mike Woolner, First Plan on behalf of Mr A Hill, Broomco 791 Ltd	Our clients support the preferred approach for the geographic spread of development in part. The availability of brownfield / previously developed land should be a key consideration for determining the geographic distribution of development. The development of previously developed land in the green belt should be considered sequentially preferable to green field sites in the green belt. The principle of accommodating a greater amount of development as an extension to Featherstone should be considered and the proposed geographic spread of development reviewed in light of this.
csdspd200	Mr Graham Fergus, First City Ltd on behalf of Jack Moody Ltd	We support the identification of Essington as a Local Service Village within the Settlement Hierarchy.
csdspd252	Mr Graham Fergus, First City Ltd on behalf of Mr A Lewis,	We object to the identification of Acton Trussell as an Other Village and Hamlet within the Settlement Hierarchy. Acton Trussell has a range of services and facilities and good public transport links.
csdspd215	MR Richard Gough, Gough Planning Services on behalf of KGL (Estates) Ltd	The Preferred approach to the geographic spread of development based on the settlement hierarchy is supported. However, the categorisation of some settlements and the scale and type of development to be directed to each category in the settlement hierarchy is not. In Locality Area 1, Acton Trussell is proposed to be categorised as an 'Other Village and Hamlet' whilst Dunston and Bednall, which are both smaller and have less services and facilities, are proposed to be categorised as 'Small Service Villages'. This is not understood. The classification of Codsall, Bilbrook, Brewood, Cheslyn Hay, Great Wyrley, Kinver, Penkridge, Perton and Wombourne as 'Main Service Villages' is supported. However Codsall, Bilbrook, Great Wyrley, and Penkridge are suitable for more development than Kinver and Wombourne. In the 'Local Service Villages' additional development should be strictly limited to that which clearly supports a local need and contributes to the sustainability of the settlement. In the 'Small Service Villages' housing development should be confined to affordable housing only. In 'Other Villages and Hamlets', it is submitted that housing

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		development should be confined to small scale affordable housing schemes only.
csdspd282	Mr David Haston, Haston Reynolds Ltd on behalf of Mr John Naylor	The proposed settlement hierarchy is supported in principle. Housing directed towards the Main, Local and Small Service Villages should, in accordance with paragraph 37 of PPS3, create and maintain sustainable, mixed and inclusive communities in all areas, both urban and rural. Accordingly, housing directed towards Small Service Villages should not be restricted to just affordable housing.
csdspd285	Mr Jamie Lewis, Hunter Page Planning on behalf of Mrs Barbara Simpson	The principles behind the preferred spatial strategy are accepted. It may be necessary to refocus more development on the main service villages. Support the identity of the main service villages especially the recognition of the facilities and sustainable role of Perton. Development at local service villages should be very limited and largely restricted to affordable housing if the objective of maintaining services is to be achieved. Development at small service villages should be limited only to affordable housing. Support the acknowledgment that sustainable extensions to main service villages will by necessity occur on land which is currently designated as Green Belt. Support the principle of removing the white land status from the site at Essington and its re-designation as Green Belt. Support the acceptance that the housing requirement for South Staffordshire identified in emerging RSS of 3500 dwellings should be the lower growth level and that an upper gross level including an additional 25% should be planned for.
csdspd340	Mr Chris Lambart	In addition to the settlement hierarchy derived from an assessment of the services available in each settlement, the distribution of growth needs to be informed by environmental constraints and policy designations such as the Green Belt. We are glad to see that these have been reflected to some degree in the distribution of housing growth proposed in table 1 but not sure that this has been to a sufficient extent.
csdspd365	Mr David Curtis, CWI Trustees	We think it gives a better balance within the SS District than previous proposals.
csdspd380	Mr Peter Kelley	I believe the services in the areas scheduled for expansion will need to be enhanced before or during the expansion, not afterwards.
csdspd425	Mr Martin Beddall	Only if Green Belt is protected and we have improved quality to infrastructure in Wombourne once building has been done. Responses relate to my village & area.
csdspd351	Mrs Celia Cox, Mid Staffordshire Ramblers Association	Housing should be more equally shared among villages i.e more smaller developments. Large developments are not suited to the rural nature of S. Staffs.
csdspd326	Mr Anthony Griffiths, Dudley MBC	The proposed settlement Hierarchy is supported in principal. However, I don't believe affordable housing should be restricted to smaller villages.

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csdspd307	Mr Graham Fergus, First City Ltd on behalf of Fresh Space Developments Ltd	We support the identification of Cheslyn Hay as a Main Service Village within the Settlement Hierarchy.
csdspd335	Mrs Taylor, Sport England	I support the general principles here but am unclear what role the Main Service Villages will have with regard to sports provision (most likely as this has not been assessed). I would assume that, as the largest settlements, they are the most likely locations for any indoor sports facilities, or indeed any outdoor facilities with a more district wide appeal (e.g. as specialist synthetic turf pitch) should there be a need. More consideration needs to be given to the capacity of the current sports provision.
csdspd410	Councillor Graham Spandler, Acton Trussell Parish Council	Would appear to be OK.
csdspd395	Dr Richard Taylor	Villages not already spoilt by over development, urbanisation and ribbon development should be left alone.
csdspd440	Mr Bill Jones, Cheslyn Hay Parish Council	There needs to be much more account taken of the existing infrastructure and modern day living. More families are now staying together longer and this places more pressures on the infrastructure, in particular parking problems.
csdspd611	Jean Buxton, Advantage West Midlands	The Agency supports the preferred spatial strategy approach of a geographical spread of development based upon a hierarchy of settlements, given that South Staffordshire Council has made a clear assessment of the levels of development each settlement can sustain.
csdspd455	Ms M Cashmore, The Ramblers Association Staffordshire Area	I think development should be divided between all the villages. Brewood is very small, surrounded by Green Belt and public transport is very poor.
csdspd607	Mr Nigel Farmer, Welcome Homes Ltd	It is not understood why the housing number proposed for Cheslyn Hay and Great Wyrley are so low compared to Penkridge; Codsall/Bilbrook and Wombourne and how the very small levels of housing numbers in other smaller villages can possibly achieve any of objectives set out. Cheslyn Hay and Great Wyrley combined have probably the greatest range of shopping/community and leisure facilities of all the settlements in the District. Affordable housing targets will not be met. The housing numbers for Cheslyn Hay and Great Wyrley should be significantly increased.
csdspd528	Councillor Malcolm Harris	More consideration needs to be given regarding existing infrastructure in Cheslyn Hay and present day living conditions. Future planning needs to take into account families staying together for longer and the pressure this places on local infrastructure. For example provision for off street parking on new developments where children living at home

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		for longer are likely to generate more vehicles per household leading to additional on street parking.
csdspd606	Mr John Redshaw, Brewood Civic Society	The Society wishes to confirm its support for the contents of the Development Plan Document, however, we also wish to suggest that the Brewood Village Design Statement together with the Brewood Conservation Area Appraisal (final draft currently awaited) be recognised and incorporated into the Core Strategy document.
csdspd573	Mr PJD Goode, CPRE Staffordshire	CPRE gives total support for the consolidation and enhancement of existing villages both visually and by reinforcement of its social facilities, and 7.24 sets out well this defensive philosophy. Basing the Spatial Strategy on a scattered and fragmented community pattern must surely be to perpetuate and intensify the travel pattern between and away from the villages. Such travel must inevitably be predominantly by private cars and give rise to emissions contrary to sustainability concerns. The release of Green Belt land for major development, either housing or employment, is self-evidently a contradiction of 7.28's aim to protect the Green Belt and open countryside. With particular reference to "small service villages" but also to "local service villages", CPRE questions any housing allocations when, by definition, they lack the basic range of services for every day need, and accessing the majority of services will demand unsustainable personal transport. In this respect the requirement in 7.32 that housing growth shall be sustainable seems a contradiction in terms.
csdspd501	Mr Francis Caldwell, Aragon Land and Planning	With the WMRSS considering land around South Stafford further development would be best focused in the locality area 2-5, NOT 1.
csdspd486	Amanda Seedhouse, Berrys	Mains service villages are more suitable and sustainable locations for development in terms of facilities and services, particularly transport in some cases. However, if smaller villages and hamlets need and want development this should be considered.
csdspd587	Councillor Graham Spandler, Acton Trussell Parish Council	The small villages in the north of the district will have the biggest impact of extra housing in the district, if Stafford Borough are able to use the open countryside in the northern area of this district and yet only about three lines have been mentioned in the document (Core Strategy Preferred Spatial Strategy). This could be the biggest influx of housing of all the district and yet it is hardly mentioned.
csdspd470	Mr D M Holmes, Brewood and Coven Parish Council	In principle, we agree with the proposal however it should be dispensed with a measure of sensitivity for the particular environment in each village.
csdspd513	Mrs Lesley Seedhouse	Main service villages have better facilities, transport and employment opportunities and should be able to take a large proportion of the housing proposed during the plan period. If the smaller service villages and hamlets need and want development this should be considered.

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csdspd568	Cllr Reg Williams, South Staffordshire Council	Paragraph 7.3 Rural Renaissance - an even apportionment ignores the need for new development in support of the principle of Rural Renaissance. Providing housing in the larger villages will drain population from smaller settlements.
csdspd592	Mr Lawrence Wilson, National Express (West Midlands Travel Limited)	We support the concentration of development in main service villages that enjoy or could support good public transport.
csdspd555	Mr Ben Stacey, Bellway Homes Ltd	We do not believe that rural renaissance can be delivered with the limited housing numbers identified in the geographic spread of development. More market housing is needed.
csdspd660	Ms Amanda Smith, English Heritage	We agree in general terms with the proposed approach for the geographic spread of development as informed by the Settlement Study. As a general comment on the Spatial Strategy we welcome in broad terms the inclusion of a dedicated section on 'Environmental Quality'. In terms of the Local Development Framework the Core Strategy will need to set out in which of its documents certain aspects of the historic environments management will be contained.
csdspd683	Mr P Serieys, Codsall Parish Council	Codsall members are unanimously opposed to the Settlement Hierarchy as set out in the documents and the focus for new development on the 'Main Service Villages'.
csdspd687	John S Anderson, John Anderson Planning on behalf of Trustees of Cheslyn Hall Estate	I am pleased that the preferred strategy is to share development between all villages and settlements I also agree that existing transport and service facilities are important factors in deciding the scale of development on different sites.
csdspd671	Mr George Simpson, Fisher German LLP on behalf of Middle Hill Estates Ltd	We agree with the Council's preferred approach for the geographic spread of development based on the South Staffordshire Settlement Hierarchy. However, where there is specific need and justification to vary from this approach this should not be ruled out, particularly in the case of affordable housing and the provision of specialist and/or affordable accommodation for the elderly in rural areas.
csdspd640	Mr David Jackson, Savills (L & P) Ltd on behalf of Taylor Wimpy Development Ltd/BAE Systems	The general principles underpinning the Spatial Strategy should be amended to reflect the changes requested in relation to the 'strategic objectives'. The recognition that Featherstone is an appropriate location for residential development is welcomed, however a clearer definition of the definition and role of the local service villages in the spatial strategy is required. This relates specifically to the limitation on development to that which 'meets local needs'. TWDL/BAE consider that this definition should not be limited to the needs of the settlement alone, but also the needs of nearby villages in which no development is proposed and so where a shortfall would exist unless it is provided elsewhere;

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ID	Name/Organisation	Summary
csdspd644	Miss Katherine Burnett, British Waterways	Our priorities relate to the canal corridor and land and development within and immediately adjacent to the corridor. British Waterways does not support development only directed to the towns and larger villages. Rural regeneration through development of smaller villages as well as towns, larger villages contributes to the rural economy and tourism in rural areas. BW considers that the spatial strategy should encourage appropriate development in rural areas such as marinas and villages such as Wheaton Aston and Brewood are potential areas of growth, particularly given the interest in marinas at Brewood, supporting economic growth in rural areas.
csdspd685	Councillor David Clifft, Essington Parish Council	The (White Land) to the east of the village be taken back into the green belt and land for burial space is considered space will shortly run-out in the current church burial yard.
csdspd686	Councillor David Clifft, Parish Councillor	The (White Land) to the east of the village be taken back into the green belt and land for burial space is considered space will shortly run-out in the current church burial yard
csdspd700	Mr Hugh Lufton, Staffordshire County Council	Staffordshire County Council would support the focusing of development in Codsall and Penkridge because Accession accessibility analysis has indicated that these villages have greater accessibility to services and jobs. The evidence base does not support additional development in Wombourne, but does indicate the advantage of developing in villages such as Huntington and Cheslyn Hay.
csdspd705	Annette Roberts, Black Country Local Planning Officers	The high growth scenario would be harmful to the strategy for the Black Country in RSS 2008 and the emerging Joint Core Strategy and it should be deleted. New house building should be limited to the RSS 2 Preferred Option level. There is no information on the distribution of existing commitments, so it is not possible to get a clear picture of whether the proposed distribution of "new" developments is concentrating or spreading the development pattern or whether the potential relative impacts on the Black Country districts and the MUA are being compounded or equalised. The Core Strategy should therefore be modified so that this can be understood. There is no explanation of how provision has been divided between the 5 local areas. This should be explained. Apportionment between settlements within each of the local areas based on relative needs is supported.
csdspd709	Sarah James, CEPOG Support Team	We consider the use of a settlement hierarchy, based on existing service provision, to determine the level and distribution of development within the District accords with the West Midlands RSS Para. B and C of Policy CF2. As regards housing matters the lower level is supported but the upper level is not.
csdspd719	Mr John-Rhys Davies, Turnbull Tweedale Planning and Design Ltd	In principle the geographic spread of development amongst the villages is suitable. The result has been that nine settlements have been identified from the Settlement Study as main service villages. However rail and bus services have not been considered in the process. The strategy should not become over committed to a hierarchy system, as there is a danger of overlooking the provision of development where it is most needed to protect the facilities that already exist in those settlements e.g. schools.

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ID	Name/Organisation	Summary
csdspd745	Mrs Charlene Sussums, Carter Jonas on behalf of Mr David Curtis, CWI Trustees	The general principles of protecting the Green Belt and the promotion of sensitive new development to support rural renaissance are interlinked as the sustainable growth of identified villages such as Wombourne cannot develop without expansion into the Green Belt. Green Belt extensions to Codsall and Penkridge should not be considered
csdspd724	Mr John-Rhys Davies, Turnbull Tweedale Planning and Design Ltd on behalf of Mr Richard Walters, Hallam Land Management	There is no reference in the consultation document to a review of Green Belt boundaries, when one is clearly needed, if development outside village boundaries is required. Higher levels of development should be directed to areas where alternative forms of transport are available
csdspd732	Mrs Charlene Sussums, Carter Jonas on behalf of F G Davis Ltd	The general principles 'protecting the green belt' and 'rural renaissance' are strongly inter-linked as the sustainable growth in settlements such as Wall Heath and Wombourne cannot develop without expansion into the Green Belt. It is agreed that Wombourne is a most suitable village to be identified as a Main Service Village.
csdspd831	Mr John Williams, Harris Lamb on behalf of Persimmon Homes (West Midlands)	We support the Strategy to direct development based upon a hierarchical order of settlements in terms of their size and the range of facilities and service provision within each. The Strategy for focusing new development and service provision on the main service villages is supported and we agree that the named settlements which have been identified within the top tier of the settlement hierarchy are appropriate for new development. However, we take the view that limited development to the local service villages will only be supported after all opportunities for development in the main service centres have been assessed. The Strategy should therefore promote a sequential order to the spread of development which focuses on maximising development on the main service villages and only therefore supporting limited development to the local service villages. Further, we submit that the settlement hierarchy should restrict itself to those settlements which have been identified as main or local service villages. Settlements further down in the settlement hierarchy should receive no land allocations for further development; where there is a need for new housing in these lower order settlements, that housing should be met on exception sites through affordable housing only.
csdspd759	Mrs Charlene Sussums, Carter Jonas on behalf of F Dorsett	The General Principles 'protecting the Green Belt' and 'Rural Renaissance' are strongly inter-linked as the sustainable growth in settlements such as Essington cannot develop without expansion into the Green Belt. It is agreed that Essington is a most suitable village to be identified as a Local Service Village.
csdspd836	Mr Paul Turner, PTPC on behalf of Mr and Mrs Timothy Munday	The preferred Settlement Hierarchy addresses the need for a sustainable distribution of development across the District accounting for the needs of all local communities. Increased emphasis is required in respect of the delivery of Affordable Housing to meet identified individual settlement/parish needs; as opposed to a broad application

## Appendix G . Responses to Questions

ID	Name/Organisation	Summary
		of a percentage policy in respect of new development across the District, to best meet the needs of individual communities. Preference should be given to development proposals which assist in supporting and improving local services and facilities in sustainable areas which are accessible by a range of transport modes.
csdspd865	Mr Charles Robinson, CDS Development Services on behalf of Mr G Horton	It is considered that the level of housing growth does not meet true needs, particularly in light of the revised household formation estimates which have recently been published by the Government. Furthermore, the economic strategy fails to reflect the potential for rural economic growth, as identified in the recent Taylor Report and accepted by the government in respect of the emerging revisions to PPS 4.
csdspd850	Mr Charles Robinson, CDS Development Services on behalf of Mr & Mrs Taylor	It is considered that the level of housing growth does not meet true needs, particularly in light of the revised household formation estimates which have recently been published by the Government. Furthermore, the economic strategy fails to reflect the potential for rural economic growth, as identified in the recent Taylor Report and accepted by the government in respect of the emerging revisions to PPS 4.
csdspd694	Mr John Williams, Harris Lamb on behalf of UBS Global Asset Management	The Strategy for focusing new development and service provision on the main service villages is supported and we agree that the 4 names settlements which have been identified within the top tier of the settlement hierarchy are appropriate for new development. However we take the view that the Strategy should make it clear that limited development to the local service villages will only be supported after all opportunities for development in the main service centres have been assessed. Further, we submit that the settlement hierarchy should restrict itself to those settlements which have been identified as main or local service villages.
csdspd726	Mr Adam Bunn, Roger Tym and Partners on behalf of Mr Nick Sealy, Somerfield Stores Ltd	We support the identification of Codsall and Penkridge as first-tier 'Main service villages'. The economic vibrancy section does not include any mention of supporting the vitality and viability of existing centres in the District. It is considered that the need for the spatial strategy to support the continued vitality and viability of town centres should be expressed in future revisions of this document.
csdspd772	Miss Katherine Else, RPS Planning & Development on behalf of Mr Daniel Le Neveu, Persimmon Homes (West Midlands)	The SSCS must continue to positively recognise the advice in paragraph 37 of PPS3 (Housing). It is inappropriate to base the Core Strategy on the policy of RPG11 that is no longer relevant or 'fit for purpose' in terms of the scale and distribution of housing in the region. Development should be focused in the larger villages such as Featherstone. Also the over-reliance on rural brownfield sites for accommodating development has reduced the PO's focus on the option of strategic site allocations by way of settlement extensions, involving alteration where appropriate of the Green Belt boundary.
csdspd812	Mr Gerald Sweeney, Alliance Planning on behalf of Black Country Reclamation	The Council recognise the importance of recycling existing employment sites within Policy CP14 of the Core Strategy. Our clients land at Hobnock Road is readily available for employment uses and could provide the local community with much needed jobs. In line with Policy CP14, the Council should reuse brownfield land before greenfield sites in order to ensure all proposals introduced are in line with the

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		environmental aims and economic objectives of South Staffordshire. Clear identification of employment opportunities will ensure that local communities are provided with local jobs and contribute towards the local economy.
csdspd961	Mr Ray Colbourne, Government Office for the West Midlands	More precision is required regarding employment land. A table similar to table 1 for housing setting out the existing employment land situation across the District and where the focus for new employment provision will be would be useful. You may wish to consider adding or incorporating Climate Change in the General Principles underpinning the Spatial Strategy. The Core Strategy will need to be flexible to account for the possibility of increased levels of housing or employment land arising from the RSS.
csdspd880	Mr Charles Robinson, CDS Development Services on behalf of Mrs Arblaster	It is considered that the level of housing growth does not meet true needs, particularly in light of the revised household formation estimates which have recently been published by the Government. Furthermore, the economic strategy fails to reflect the potential for rural economic growth, as identified in the recent Taylor Report and accepted by the government in respect of the emerging revisions to PPS 4.
csdspd895	Mr Charles Robinson, CDS Development Services on behalf of Mr Roger Evans	It is considered that the level of housing growth does not meet true needs, particularly in light of the revised household formation estimates which have recently been published by the Government. Furthermore, the economic strategy fails to reflect the potential for rural economic growth, as identified in the recent Taylor Report and accepted by the government in respect of the emerging revisions to PPS4.
csdspd917	Angela Kettle, Drivers Jonas LLP on behalf of Mike and Jules Fellows	Although our Client broadly agrees with the policy direction to spread development throughout the District, it is considered that the settlement hierarchy identified within the consultation document is particularly rigid, and could restrict delivery of the Spatial Objectives that seek to maintain the provision of services to communities.
csdspd956	Mr Mark Sackett, R P S Group on behalf of Mr Daniel Le Neveu, Persimmon Homes (West Midlands)	In conclusion, South Staffordshire Council is commended to identify the suitability of land at Black Halve Lane for either allocation for a sustainable mixed use urban extension, a reserve site allocation to address potential cross-boundary development requirements in the plan period to 2026 and potentially beyond, or safeguarded land under PPG2 advice for potential longer term development. The context for these policy designation options will be provided through the current WMRSS Revision process.
csdspd784	Miss Katherine Else, RPS Planning & Development on behalf of Dr Nigel Roberts	The SSCS must continue to positively recognise the advice in paragraph 37 of PPS3 (Housing). It is inappropriate to base the Core Strategy on the policy of RPG11 that is no longer relevant or 'fit for purpose' in terms of the scale and distribution of housing in the region. Development should be focused in the main service settlement such as Cheslyn Hay. Also the over-reliance on rural brownfield sites for accommodating development has reduced the PO's focus on the option of strategic site allocations by way of settlement extensions, involving alteration where appropriate of the Green Belt boundary.

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ID	Name/Organisation	Summary
csdpd793	Mr Patrick Brady on behalf of Mrs M Liff	Codsall/Bilbrook should accommodate a greater number of dwellings than is being dsuggested as it is a sustainable location. It is absolutle right to maintain the green belt between Codsall/Bilbrook and Wolverhampton. Green Belt boundaries, particularly to the west and north of Codsall should therefore be reviewed to ensure that they are sustainable in the long term, that areas which have a wider environmental benefit are properly protected and that the realistic and sustainable houing needs of South Staffordshire can be accommodated in the Codsall/Bilbrook area.
csdpd845	Mr Ian Mercer, Bruton Knowles on behalf of RA Law and Others	In summary and specifically in relation to Question 4 we therefore feel the Core Strategy proposals are premature and inappropriate. Indeed it is noted that the 'alternative spatial strategy options' (section 7) fails to even consider cross boundary development as a potential option. Its content and vision should be re-visited once the findings of the RSS examination are reported.
csdpd846	Mr Ian Mercer, Bruton Knowles on behalf of Mrs Dorothy Brookes	In summary and specifically in relation to Question 4 we therefore feel the Core Strategy proposals are premature and inappropriate. Indeed it is noted that the 'alternative spatial strategy options' (section 7) fails to even consider cross boundary development as a potential option. Its content and vision should be re-visited once the findings of the RSS examination are reported.
csdpd958	Mr Kevin Sheehy on behalf of Marston's plc	The preferred approach for the geographic spread of development based on the South Staffordshire settlement hierarchy is broadly supported. This is subject to the caveat that where a Local Service Village is in a more sustainable location than a Main Service Village, then development in that locality should be focussed more towards the Local Service Village rather than the Main Service Village.

### Responses to Question 4 - Council Response

The responses to the Preferred Spatial Strategy show support for the proposed geographic spread of development across the District and the proposed settlement hierarchy and these statements of support are welcomed.

A number of specific comments have been made about the role of certain villages in the settlement hierarchy and the levels of housing development proposed in each of the villages and these are acknowledged.

The local distinctiveness of South Staffordshire and the dispersed rural settlement pattern have been important factors that have underpinned and shaped the proposed strategy. 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.

The comments made in the consultation responses will be taken into account in finalising the strategy and in preparing the Publication Core Strategy.

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## G.5 Responses to Question 5

Do you have any views/comments on the housing growth proposals for each of the villages identified in the settlement hierarchy?

ID	Name/Organisation	Summary
csdpd9	Mr Malcolm Bissell	Within Wheaton Aston the need for affordable housing has been correctly identified. However the design and siting of such housing must suit the surroundings, which was not the case in the last group of houses built.
csdpd25	Mr Vaughan Welch, Inland Waterways Association (IWA)	In respect of Kinver we welcome the proposal that the Site Allocations DPD will focus on growth on land away from the Conservation Area and the flood plain, thus keeping it away from the canal. However in Wombourne we are concerned that development is unlikely to be so considerate of the Conservation Area.
csdpd20	Ms Lin Ford	Please do not build in Bishops Wood!
csdpd36	Mr William Brown, Lower Penn Over Sixty Club	More affordable housing is needed in the Lower Penn area.
csdpd56	Mr Ian Smith, Smiths Gore	Housing figures should be increased in Locality 2 and reduced in Locality 1 based on proximity to the major urban area and because Locality 1 contains one Main Service Village and one Local Service Village whereas Locality 2 contains one Main Service Village and two Local Service Villages.
csdpd47	Mrs Rachel Davis, Kinver Parish Council	It is important that any future development in Kinver meets local needs and is in keeping with the the village as a tourist attraction. We cannot have any more of the inappropriate development that has been allowed in the past. Any suitable sites in the village should be used to meet the need for affordable housing and housing for the elderly and the Green Belt defended against unnecessary encroachment.
csdpd54	Mrs Philippa Kreuser, CT Planning on behalf of Mrs G Kirkland,	Support the identification of Bednall as a "small service village" in the settlement hierarchy and consequently its identification in the Preferred Spatial Strategy as a location for new housing growth.
csdpd108	Miss Naomi Wilton, Fisher German LLP	Growth in Dunston would support the local economy and further cement the vitality and viability of existing services and facilities.
csdpd100	Mr Matthew Hardy, Cannock Chase Council	The creation of employment sites appropriate to the scale of settlements and planning policies, especially in the main service villages, is supported.
csdpd84	Mr Geoffrey Brown	Cheslyn Hay should not be restricted by "a time of consolidation." The consequence of inactivity here, especially at a time of unparalleled economic despair, will be decay. To retain it's vitality it should be encouraged to grow and adapt. The need now is for a mix of private housing, particularly those types more suited to the 40+ year old age group which is expanding fastest. I support the HMA estimate for around 120 dwellings in Cheslyn Hay.

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ID	Name/Organisation	Summary
csdpd67	Mrs Philippa Kreuser, CT Planning on behalf of Messrs Taylor	Support the identification of Huntington as a "local service village" in the settlement hierarchy and its identification in the Preferred Spatial Strategy as a location for new housing growth. Huntington is a relatively sustainable settlement, it supports a range of facilities that includes a church, Primary School, a post office, a range of shops, a public house and a community hall. A wider range of services and facilities can be found at Cannock 3 km from the village. The village is served by public transport. Where there is a need to travel, there is a realistic choice of using public transport.
csdpd114	Miss Morag Edward, SLR Consulting Ltd on behalf of Mr Gil Paris, The Inglewood Investment Company Limited	The preferred spatial strategy should facilitate sustainable extensions to villages whilst still seeking to preserve the majority of the currently designated Green Belt. Although we agree that it is important to have a focus for the location of residential development we feel it would be prudent at this stage not to preclude areas of the District from development potential. We agree that opportunities should be taken to provide community facilities in association with residential and other types of, development. We agree that it is prudent to allow for upward flexibility in housing requirements to meet the local housing needs of the District as necessary.
csdpd130	Mrs Kay Davies, Fisher German on behalf of Mr Gil Paris, Inglewood Investment Company Ltd	It is important that the District plans for flexibility and has some contingency in the housing allocations in line with both PPS3 and PPS12. As such support is given to the upper growth level which would enable the District to respond most effectively to housing needs over the plan period. Specific support is given to Paragraph 7.30 which refers to the redesignation of 'white land' to Green Belt to allow for a more proportional growth of Essington. Support is given to the identification of 30 dwelling to be identified at Huntington to meet local needs and support services and facilities.
csdpd136	Mrs Jennifer Spaul, Kinver Parish Council	Kinver has a specific value as a tourist centre due to its open spaces and its appearance needs be preserved. We are pleased that this has been recognised and that its special circumstances have also been noted and the numbers of new buildings reflect this as well as the level of need. More emphasis is needed on the requirements of young people as without retaining young families in the village, the education institutions will be at risk as will a viable village community in general. Its position with regard to the Green Belt must always be kept in mind and future housing met without the integrity of the Green Belt being challenged. There will always be conflict between social needs and protection of the environment. It is hoped that an acceptable balance will be found.
csdpd277	Mr M J Holder, Great Wyrley Parish Council	Where are Extra Care homes for Cheslyn Hay and Great Wyrley to be provided and will they be included within the figures. How will the needs of the elderly, young people and vulnerable groups be met and by whom. How will the provision of leisure, recreation and cultural facilities be implemented. 85 dwellings for Great Wyrley seems to be a reasonable proposal up to 2026. The comments and rationale should be supported. During this period however Great Wyrleys cemetery will be full and only reopened graves will be available, there will be urgent need for replacement burial facilities before the end of the period.

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ID	Name/Organisation	Summary
csdspd265	Mr Graham Fergus, First City Ltd on behalf of Mr Gillan John Paris, The Inglewood Investment Company Limited	We support the identification of development at Huntington, the settlement has a range of services and facilities as well as excellent accessibility to Cannock. We consider that to avoid coalescence of Huntington with Cannock development should be focused on the northern part of the settlement on land to the east of the Dog In Tree Estate - please see the accompanying plan. The site is well screened and could accommodate sustainable residential development.
csdspd235	Mr Tony Price, Housing Plus	Overall comment that the housing numbers proposed, even at the higher level, are significantly below the need figures identified in the 2007 Housing Market Assessment. We have also undertaken Parish based housing needs surveys in Brewwood/Coven/Bishops Wood/Coven Heath (one survey) and Essington in addition to the surveys identified for Swindon, and Wheaton Aston. Our concern is that any additional development at Land South of Stafford (para 7.39) will not meet the needs of South Staffordshire people. We would argue that need could be met in other locations within Stafford Borough, particularly to the west of the existing settlement.
csdspd188	Mr Graham Fergus, First City Ltd on behalf of Mr Graham Fergus, First City Ltd	In relation to paragraph 7.34, we support the Council's proposal to build flexibility into the LDF and to plan for the RSS housing target as a minimum. Table 1; Suggest reduced number of dwellings in Kinver, maintain or increase number at Wombourne. The Core Strategy should clearly identify that new development should be located towards the west of Wombourne. We consider that it would be appropriate to identify the broad locations of growth for strategic development such as to the west of Wombourne on a plan or diagram. Showing this information diagrammatically will clearly display the principles for the growth of the settlement as well as those areas where there are constraints.
csdspd280	Mr Graham Fergus, First City Ltd on behalf of Mr John Bowers,	We support the proposals within Table 1 to allocate 330-530 new dwellings at Penkridge. The Settlement is a sustainable location for new development. However we object to the reference that development will be focused to the north of the settlement on Open Countryside.
csdspd194	Mr Graham Fergus, First City Ltd on behalf of Mr Patrick Wellsbury, Wollaston Properties Ltd	We support the identification of Bilbrook within Table 1 and consider it is capable of accommodating the level of housing growth proposed. Given the location of the settlement in relation to the Major Urban Area we consider that it would be appropriate to identify a location for strategic growth which focuses development to the north of the settlement on land off Manor House Park any development to the east or south of the settlement is likely to impinge on the strategic gap between Wolverhampton and Bilbrook. Furthermore the Assessment of Physical and Environmental Constraints shows that development in the south or east may involve the loss of Grade 2 Agricultural Land.
csdspd294	Mr Mike Woolner, First Plan on behalf of Mr A Hill, Broomco 791 Ltd	The availability of brownfield / previously developed land should be a key consideration for determining the geographic spread of development. In this case, the Brinsford Lodge site is previously developed land and abuts the built up area of Featherstone. The proposition of accommodating a greater amount of development as

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		an extension to Featherstone should be considered, and the overall housing growth proposals reviewed in light of this.
csdspd201	Mr Graham Fergus, First City Ltd on behalf of , Jack Moody Ltd	We strongly object to the proposal in paragraph 7.30 that the White Land in Essington should be reviewed and that part of the site should be re-allocated to the Green Belt. We agree that accommodating the housing requirement of the RSS is an exceptional circumstance that justifies a change to the boundary however there are no exceptional circumstances which justify adding land to the Green Belt in Essington. We support the identification within Table 1 that Essington is suitable for additional development over the plan period and that this development will be focused on the White Land to the east of the village. We would however support a higher housing figure for Essington and consider that the White Land should be considered as a planned mixed use sustainable urban extension to accommodate residential and recreational uses.
csdspd255	Mr Graham Fergus, First City Ltd on behalf of Mr A Lewis,	We object to the inclusion of Bednall within Table 1 and the exclusion of Acton Trussell. We consider that development within the rural part of the Northern Locality Area would be more appropriately located at Acton Trussell. We do not consider the location of a school within a village is sufficient to make it a sustainable location. The Council should consider the package of services and facilities available to residents when making that assessment, Acton Trussell has a range which ensures new residents would not be wholly reliant on the private car.
csdspd229	Mr Ron Myatt	Do we have district-wide views as to gypsy / traveller communities numbers / growth / reduction patterns? Does allowance have to be made for migrant worker communities EU & non-EU? Do they have any impact on the propose strategy?
csdspd216	Mr Richard Gough, Gough Planning Services on behalf of , KGL (Estates) Ltd	It is considered wholly inappropriate to take account of future planning permissions on 'windfall' sites when identifying land for allocation to meet the housing requirement as outlined in paragraph 7.36. The level of growth proposed for Penkrige is considered wholly inappropriate, as is the suggested location. It is submitted that the level of housing to be provided at Penkrige should be reduced to about 150 dwellings which should be provided on the land off Cherrybrook Drive. No issue is taken to the scale of housing development proposed for Huntington, however, the need to identify any additional land for housing development is questioned. No issue is taken to the scale of housing development proposed for Dunston and Bednall. However, it is submitted that the housing concerned should be wholly affordable housing, if sufficient need exists. It is considered the scale of housing to be accommodated at Brewood should be of the order of 50 dwellings maximum, in order to ensure that the unique character of the village is safeguarded. Development at Coven and Wheaton Aston should similarly be restricted to no more than 30 dwellings in order to maintain the hierarchy. In view of its inherent unsustainability, it is submitted that a maximum of 5 affordable dwellings only should be provided at Bishops Wood. As a large Main Service Village, Cheslyn Hay should properly accommodate a significant amount of additional housing. However, it is recognised that opportunities to provide an extension

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		to the village which is physically and visually contained, are limited. The level of housing proposed to be provided at Great Wryley, is considered wholly inadequate. It neither properly responds to the Main Service Village status of the settlement nor to the opportunities available to deliver housing.
csdspd287	Mr David Haston, Haston Reynolds Ltd on behalf of Mr John Naylor,	In order to help safeguard existing services and facilities in Bobbington (2 public houses, 3 morning per week post office service, school, village hall) consideration should be given to increasing the number of proposed dwellings from 5- 10 to 10 - 15. This could have a significant benefit for the retention of services in Bobbington whilst resulting in only a slight reduction in the allocation for the larger settlements.
csdspd289	Mr Jamie Lewis, Hunter Page Planning on behalf of Mrs Barbara Simpson,	Generally support the spatial strategy for Locality Area 4. In the section dealing with Perton it is considered that there should be additional mention of the need to protect the Green Belt between Perton and the major urban area at Wolverhampton. It is considered that the level of development for Pattingham will be unable to meet the aspiration of retaining services particularly the school and that development should be restricted to affordable housing within the additional market housing diverted to Perton.
csdspd342	Mr Chris Lambart	For many villages including Kinver, growth is proposed to be accommodated in a "Sustainable village extension on land outside of the village boundary." For Kinver, and we assume for other villages in the green belt, all of the land outside the village boundary is in the green belt. Any extension outside the village boundary would require either development in the green belt or alteration of the green belt boundary. Either approach would be inconsistent with PPG2 and the objectives of the West Midlands Regional Spatial Strategy.
csdspd366	Mr David Curtis, CWI Trustees	Housing growth at Wombourne will eventually require much better infrastructure improvements eg. revitalise the Western Orbital and a complete rebuild of the B4176.
csdspd381	Mr Peter Kelley	Brewood: Surrounded by Green Belt Land; 80 new dwellings (presumably in Green Belt) must be built sensitively. It is good that the conservation area designation has been taken into account. Increased traffic could be a problem.
csdspd426	Mr Martin Beddall	Not on Green Belt, Wombourne has more than Codsall yet, no railway station or M54? Responses relate to my village & area.
csdspd352	Mrs Celia Cox, Mid Staffordshire Ramblers Association	Villages such as Penkrige, Brewood have too much proposed housing expansion? Urban sprawl. Too much housing in Open Countryside? To preserve Green Belt.
csdspd316	Mr Graham Fergus, First City Ltd on behalf of Fresh Space Developments Ltd	We support the proposals within Table 1 to allocate new dwellings at Cheslyn Hay. We consider that development should be focused on Campian's Wood area to the southwest of the settlement where there is despoiled land which could be improved as a result of planned development. The site should be appropriately rounded off to include land at the south-eastern end as shown on the attached plan. The

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		whole site should be removed from the Green Belt and allocated for a planned urban extension with development to be phased as appropriate.
csdspd322	Mr Mike Woolner, First Plan on behalf of Mr Reuben Smith,	Support the proposals for Shareshill. Small scale housing development will help to ensure the sustainability of the village. The Core Strategy should recognise the need to amend green belt boundaries where sustainable village extensions are proposed.
csdspd336	Mrs Taylor, Sport England	With the exception of occasional reference open space, a playing field and schools (which may provide crucial sports facility access to the community if access is secured) it is not clear what provision is needed for sport, both indoor and outdoor. Do the proposals address the outcomes of the Playing Pitch Strategy? Clearly in the absence of any indoor sports strategy it is difficult to include an provision here.
csdspd411	Councillor Graham Spandler, Acton Trussell Parish Council	Acton Trussell will end up being part of the town of Stafford.
csdspd396	Dr Richard Taylor	Point scoring system too inflexible and muddled thinking. <i>Nb: Response also relevant to Q5.</i>
csdspd441	Mr Bill Jones, Cheslyn Hay Parish Council	Although the Strategy recognises there have been significant development and a need for more burial spaces, it does not recognise the strain on the local infrastructure.
csdspd586	Mr David Calcroft, Penkrige Civic Society	Whilst it is appreciated that there is a great need for housing within the area, it is felt that to put the major share onto the main service villages, and in particular Penkrige, is a little unfair and perhaps a fairer system might be on a percentage basis, based on the population of the area concerned. A further issue raised was that of maintaining the green belt, which it appears is continually being encroached upon.
csdspd456	Ms M Cashmore, The Ramblers Association Staffordshire Area	Penkrige is already over developed. Over developed villages should not be over loaded with houses again.
csdspd529	Councillor Malcolm Harris	The strategy recognises the long-standing need for additional public burial space in Cheslyn Hay but seems to infer that it should come from planning gain from development. Why should this be a reason for development when a budget was originally provided to meet these needs at the north and south of the district? It also recognises the significant development that has taken place in recent years however it fails to recognise or address the strain this development has placed upon the local infrastructure.
csdspd574	Mr PJD Goode, CPRE Staffordshire	7.39 CPRE is opposing the designation in the WMRSS of Stafford as a "Settlement of Significant Development" on grounds which include prominence of development outwards into surrounding countryside/impact on the setting and character of Cannock Chase AONB/unsuitability of internal road pattern to accommodate population growth and east of infrastructure growth.

## Appendix G . Responses to Questions

ID	Name/Organisation	Summary
csdpd608	Mrs Margaret Barr	I note the ideas for the distribution of new housing, and the need for parking by Codsall Station. I'm in favour of increased use of that for 'park and ride' there but one of the nearby fields needs using for this, or at least a proper layby at the top of Fairfield Drive, as at present we get up to 8 cars along the kerb, making driving past inconvenient and a bit hazardous.
csdpd502	Mr Francis Caldwell, Aragon Land and Planning	With the WMRSS considering land around South Stafford further development would be best focused in the locality area 2-5, NOT 1.
csdpd487	Amanda Seedhouse, Berrys	Mains service villages such as Bilbrook, Codsall, Penkridge and Wombourne as identified in the housing growth proposals are more suitable and sustainable locations for development in terms of facilities and services, particularly transport in some cases. However, if smaller villages and hamlets need and want development this should be considered.
csdpd471	Mr D M Holmes, Brewood and Coven Parish Council	In principle, they are fair with regards to this Parish. However, the large villages may have concerns about their quotas.
csdpd514	Mrs Lesley Seedhouse	Pattingham is already sustainable with the current level of housing and the existing facilities and services are already well supported. There is no need to change the current development boundaries in Pattingham but if changes do occur they should be very carefully considered and robustly justified. Pattingham needs no further development outside of the existing development boundary. There are infill plots within the village that can be used to provide housing if deemed necessary.
csdpd569	Cllr Reg Williams, South Staffordshire Council	Wombourne - Developments on the opposite side to the strategic gap with the MUA will locate Black Country immigrants so that they must travel to their Black Country place of work through the village thus increasing traffic. Since the gap must be preserved; the proposed development should be minimised.
csdpd593	Mr Lawrence Wilson, National Express (West Midlands Travel Limited)	We would prefer a further concentration of development in the main service village locations.
csdpd556	Mr Ben Stacey, Bellway Homes Ltd	White land site in Essington has a capacity for up to 40 dwellings. We are concerned that the council's approach will not be equipped to deal with the realities for delivering housing in South Staffordshire due to the credit crunch and the lack of appetite for urban development. We are concerned that the model chosen (see Question 4 below for more details) will not be sufficient to deal with delivering the housing where it is needed. Para 4.1 relates to Housing and in particular Delivering affordable housing to meet local needs. Agree and support this

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ID	Name/Organisation	Summary
csdspd661	Ms Amanda Smith, English Heritage	All housing growth proposals for the settlements should be carefully appraised as to potential implications for the historic environment. This should include sensitive areas such as conservation areas, as well as other designated assets such as listed buildings and scheduled monuments. Potential impacts on aspects of local heritage importance should also be considered as well as impacts on the character of the landscape. The proposed growth at Dunston should also take account of any potential housing growth to the south of Stafford.
csdspd684	Mrs C Gracey, Essington Parish Council	Essington Parish Council would like to consider returning the land adjacent to Hobnock Road from white site to green belt, if not the complete site then part of it. The churchyard at St. John Church is running out of space for burials and the Parish Council would like to enter into negotiations with South Staffs Council to consider and view possible sites.
csdspd632	Miss Rachael Bust, The Coal Authority	Whilst The Coal Authority has no preference as to the choice of any overall spatial strategy or local settlement hierarchy, the identification of Cheslyn Hay, Great Wyrley and to a lesser extent Kinver as 'main service villages' could result in the potential for new development being proposed on areas of surface coal resources. The same may apply in the identification of Essington as a 'local service centre'.
csdspd690	Mr Tony McGlue, A J M Planning Associates Ltd	The scale of development anticipated in the Local Service Villages is such that this is also unlikely to meet stated community aspirations; have only a marginal impact on the focus on "consolidating and improving existing services" (para. 7.19) and, with the exception of Featherstone, is very unlikely to be achieved by the use of previously developed land. On a village by village basis.
csdspd672	Mr George Simpson, Fisher German LLP on behalf of Middle Hill Estates Ltd	We feel that where proposals for specific needs, ie specialist housing for the elderly, can be shown not to have a detrimental effect on the green belt these should be supported. We feel that the village of Wedges Mills provides an opportunity to provide such facilities in the form of a small retirement village linking to the local rural communities enabling the elderly to maintain their independence in a familiar, semi-rural environment whilst benefitting from the wide variety of services Cannock can offer.
csdspd641	Mr David Jackson, Savills (L & P) Ltd on behalf of Taylor Wimpy Development Ltd/BAE Systems	The analysis in paragraph 7.34 and subsequently may need to be amended in light of the outcome of the current RSS Revision process. The level of housing provision allocated to Featherstone may need to be increased to take account of the local needs arising from nearby villages and the outcome of the RSS Revision as referred to above.
csdspd645	Miss Katherine Burnett, British Waterways	BW does not support development only being directed to the towns and larger villages. Rural regeneration through appropriate development in the wider countryside as well as towns and larger villages contributes to the rural economy and tourism in rural areas. BW considers that the spatial strategy should encourage appropriate development in rural areas such as marinas and there are many potential areas of growth.

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ID	Name/Organisation	Summary
csdpd704	Mr Mike Woolner, First Plan on behalf of Mr A Hill, Broomco 791 Ltd	Whilst we recognise that the Core Strategy does not deal directly with site specific allocations, the geographic spread of development and housing growth proposals in the Core Strategy should recognise the potential of Brinsford Lodge.
csdpd623	Mr Terry Herrington, Swindon Parish Council	The Parish Council consider the figure of 20 - 30 dwellings is too high considering the evidence based survey already undertaken, which is the most comprehensive study of housing need undertaken in the parish, to identify the actual need of the villagers together with the lack of available sites within the Village. It considers that a more reasonable figure should be 15/20 dwellings, which would meet the needs of the village for the foreseeable future.
csdpd720	Mr John-Rhys Davies, Turnbull Tweedale Planning and Design Ltd	There are some proposals in small service villages such as Dunston for an additional five to ten dwellings, which is a pointless provision target as this is not likely to achieve any of the objectives. The smaller villages are in need of additional growth to protect their existing facilities, but a mere five to ten dwellings will have little effect. Prior to any housing figures being set in stone a thorough 'bottom up' study of sites needs to take place, examining the maximum potential of suitable sites, from this, more realistic figures can be produced for each settlement.
csdpd746	Mrs Charlene Sussums, Carter Jonas on behalf of Mr David Curtis, CWI Trustees	The level of growth proposed for Wombourne is a good level of growth, however it is not clear where this housing could be allocated without necessary incursion into the surrounding Green Belt. Future development should be focused away from the strategic gap with the MUA.
csdpd733	Mrs Charlene Sussums, Carter Jonas on behalf of F G Davis Ltd	Wombourne is targeted for 325-525 over the period 2006-2026. This is a good level of growth, however it is not clear where this housing could be allocated without necessary incursion into the surrounding Green Belt.
csdpd832	Mr John Williams, Harris Lamb on behalf of Persimmon Homes(West Midlands)	We submit that all references to housing allocations to small service cillages should be deleted from the 5 locality areas. The numbers which are proposed to be directed to the small service villages should be reallocated to the main service centres. We suggest; Deletion of the 20 to 30 houses for Huntington and the reallocation of this to Penkrige. We note that the 2008 SHLAA failed to identify previously developed land within this settlement. The proposed 20 to 30 houses will therefore inevitably require the release of either greenbelt land or land within the AONB. The availability of land at Penkrige would avoid the redrawing of greenbeelt around Huntington. Deletion of 10 to 20 units in the 2 small service villages of Dunston and Bednall these housing numbers should be redirected to Penkrige. Deletion of 55 to 80 dwellings at Brewood and the reallocation of this number to Penkrige. Further land releases at Brewood will require greenbelt land. Penkrige has capacity to accommodate this additional housing which will be within the same housing market area in geographical terms. Deletion of 5 to 10 units at Bishops Wood which is a Small Service Village where housing needs can be provided through an exception sites policy. These numbers should be redirected to Penkrige. The level of growth for

## Appendix G . Responses to Questions

ID	Name/Organisation	Summary
		Penkridge should be increased from the 360 to 580 growth range in table 1 to 330 to 670 dwellings. Our rationale for seeking additional growth at Penkridge is explained below.
csdspd760	Mrs Charlene Sussums, Carter Jonas on behalf of F Dorsett,	Essington is targeted for 20-35 over the period 2006-2026. This is a good level of growth, however it is not clear where this housing could be allocated without necessary incursion into the surrounding Green Belt.
csdspd837	Mr Paul Turner, PTPC on behalf of Mr and Mrs Timothy Munday	For the reasons given in our submission to Question 2, Swindon Village has sustainable capacity to accommodate a significantly greater percentage of the Southern Area Housing Allocation, based on the settlement's accessibility, services/facilities, potential for tourism/employment development, expansion of the village school, and the identified acute local need for a greater range of availability in housing choice. Sensitively designed, distributed and landscaped peripheral growth will also address the existing awkward and inappropriate relationship between development on the Village Development Boundaries and the surrounding countryside, typically formed by private rear gardens with high fencing.
csdspd695	Mr John Williams, Harris Lamb on behalf of UBS Global Asset Management	The numbers which are proposed to be directed to the small service villages should be reallocated to the main service centres. Housing proposed for Huntington, Dunston, Bednall, Brewood, Bishops Wood should be relocated to Penkridge.
csdspd773	Miss Katherine Else, RPS Planning & Development on behalf of Mr Daniel Le Neveu, Persimmon Homes (West Midlands)	The housing growth proposals for Featherstone are too low and should be closer to 300 dwellings. The apportionment of housing levels to the small villages and hamlets within the District is not appropriate. Development in such unsustainable locations should also be justified by a connection to the rural economy or agricultural activities that does not have to rely upon public transport and actively safeguards the countryside. The SSCS also needs to identify where additional housing growth would be located in the context of increased RSS requirements and should embrace the potential need for strategic sites in this context. Land at Brookhouse Lane, Featherstone is a suitable strategic site that can be brought forward in phases in response to housing requirements in the area.
csdspd813	Mr Gerald Sweeney, Alliance Planning on behalf of Black Country Reclamation	Our client supports housing proposals that are in line with national planning guidance PPS1, PPS3 and PPG13 within sustainable locations. The proposed housing in Locality Area 3 where we note that this area will receive 12% of the total allocation. White land at Essington should be allocated for future housing . The Core Strategy states that the area of Essington can accommodate limited growth (20-35 dwellings) in housing proposals across the area with new development focussed on supporting the retention of local facilities and services. However, we believe this location can accommodate additional accommodation. In order to maintain the existing services and local facilities non completive development should be allowed within district areas that will in the long term support the economic stability of an area and the overall success of South Staffordshire.

## Appendix G . Responses to Questions

ID	Name/Organisation	Summary
csdpd970	Mr Ray Colbourne, Government Office for the West Midlands	The proposed Super Garrison of 2,000 new homes for military personnel may have implications for South Staffordshire. These may be located in Cosford or Stafford.
csdpd932	Mr P Serieys, Codsall Parish Council	At this stage it is difficult to clearly establish the numbers of additional houses in Codsall by the year 2026 that might result from the adoption of the general proposal in the CSDP. A reasonable estimate is 120 to 150 between now and 2016, given the county target number of 1450. (The target takes account of 'pipeline' - developments already underway - and is therefore additional to these.) Over the sixteen year period from 2010 to 2026 this would amount to less than 10 houses per year. This is a number that may not exceed annual new builds that have taken place during recent years. The potential problem lies in the accumulative effect of additional building. One solution to this would be to carry out a village-by-village survey in the district, seeking local opinion in the matters of housing needs and sustainability. It might be that some villages designated as 'Small Service' villages would wish to seek greater sustainability by additional housing development whilst benefiting from the associated improvement in infrastructure. This opportunity should not be denied. This could be achieved if a scheme that enabled 'trading' in future house building was developed such that numbers of new houses allocated to a 'Main Service' village might be taken up by 'Local' or 'Small' service villages. Further comment here on likely numbers of additional houses is difficult. There appears to be diverse sources of such numbers and some contradictions are apparent. In addition to the numbers discussed above, the land at Watery Lane/Sandy Lane has been identified as being able to accommodate a further 221 dwellings. A yet more concerning statement is given in the "Strategic Housing Land Availability Assessment" prepared for SSC by Entec UK Ltd. - "Looking at all Green Belt sites proposed, these have capacity for some 28,000 dwellings: approximately 15,000 on land surrounding the main service villages, 11,000 at the local service villages and 2,500 at other villages." This would suggest that upwards of 2,500 new dwellings might be located in the immediate vicinity of Codsall. These numbers are unacceptable. Clarification of all of this is required.
csdpd952	Mrs Ruth Hytch, Cannock Chase AONB Unit	The identification of Penkrudge as a main service village is likely to create increased demand from residents to visit the AONB. Less development should be focused in Locality 1. A new village park is therefore supported. Provision must also be made to divert commuter travel away from the AONB. Ref to AONB in para 5.9 is supported. Strategic Objective 3-5 is particularly supported. Para 7.3, bullet 2 should specify other designated areas including the AONB DP3-5 should mention AONB designation. P76, DP7 - this policy is supported. CP21 and DP33-35 are supported.
csdpd965	Mr David Thompson, DGF & MAM Thompson	This may be because the policy choices have been predetermined by an inflexible view of Green Belt policy. It is argued that Appendix 3, option 3B should be considered, rather than rejected. A number of smaller settlements including; Oaken, Codsall Wood and Seisdon could

## Appendix G . Responses to Questions

ID	Name/Organisation	Summary
		be viewed in the same light as Dunston and Trysull which have been categorised as smaller service villages.
csdspd933	Mr Alex Yendole, Stafford Borough Council	Stafford Borough Council welcomes reference in the document (paragraph 7.39) to the issue of housing growth to the south of Stafford Town and the constructive joint working to date between Officers to consider the most appropriate location for development including the preparation and production of local studies. However Stafford Borough Council objects to the non-inclusion of land south of Stafford Town within the document as part of Locality Area 1 (Northern Area) and suggests the following amendment to Table 1: Preferred Spatial Strategy Housing Growth Proposals in the Plan period (page 52), as set out in the attachment.
csdspd785	Miss Katherine Else, RPS Planning & Development on behalf of Dr Nigel Roberts,	The housing growth proposals for Chelsyn Hay are too low and should be closer to 600 dwellings. The apportionment of housing levels to the small villages and hamlets within the District is not appropriate. Development in such unsustainable locations should also be justified by a connection to the rural economy or agricultural activities that does not have to rely upon public transport and actively safeguards the countryside. The SCS also needs to identify where additional housing growth would be located in the context of increased RSS requirements and should embrace the potential need for strategic sites in this context. Land at Campion's Wood, Cheslyn Hay is a suitable strategic site that can be brought forward in phases in response to housing requirements in the area.
csdspd959	Mr Kevin Sheehy on behalf of Marston's plc	Proposals to allocate around 25% of the district's residential development needs to the Northern locality are supported as the minimum level of growth in order to promote sustainable development and safeguarding the Green Belt. This proportion should be higher, e.g. 30%. Proposal to allocate 92% of the locality's residential development to Penkridge would be supported. The suggested strategy to accommodate the growth of Penkridge on land to the north of the existing settlement and east of the A449 is supported. Proposals to allocate around 19% of the district's residential development needs to the North Western locality are supported. The proposal to allocate 70% of the locality's residential development in Brewood and Coven is supported as a minimum level of development that they should be supporting. It is suggested that the majority of development should be allocated to Coven where a site is available within the core of the village top the east of School Lane at Grange Farm The proposal to allocate 30% of the locality's residential development to Wheaton Aston is supported as the maximum level of development that they should be supporting. However, it could be argued that they should be supporting less than this amount. Proposals to allocate around 30% of the district's residential development needs to the Southern locality are supported as the maximum level of growth. The proposals for Kinver and Wombourne are supported.

## Appendix G . Responses to Questions

### Responses to Question 5 - Council Response

There is general support for the housing growth proposals set out in the Preferred Spatial Strategy and the comments of support are welcomed. It is recognised that there are concerns about the levels of growth proposed for some of the main service villages, such as Codsall, Penkridge and Wombourne.

Comments have also been made about the levels of growth in some of the local and small service villages and to possible development South of Stafford. Whilst the settlement hierarchy was generally supported concerns were raised that allocating housing in the small villages would not be sufficient to deliver community aspirations through contributions and the Publication Core Strategy will need to reflect this.

In formulating the housing growth proposals set out in the Preferred Spatial Strategy the Council sought to balance many important factors including housing need, past levels of development, environmental capacity and sensitivity, accessibility and proximity to the Black Country Major Urban Area.

Particular concern was raised over the lack of sustainable transport links to Wombourne and the Publication Core Strategy will need to reflect this in its growth proposals.

The Council recognises the concerns that have been raised about the distribution and levels of development proposed in each of the villages and it is accepted that some changes may need to be made to the scale of development proposed in some villages. The various comments made in response to the consultation will be taken into account in preparing the Publication Core Strategy.

## G.6 Responses to Question 6

Do you have any views/comments on the proposed approach to economic development and the development of employment sites?

ID	Name/Organisation	Summary
csdpd26	Mr Vaughan Welch, Inland Waterways Association (IWA)	This is outside our remit
csdpd115	Miss Morag Edward, SLR Consulting Ltd on behalf of Mr Gil Paris, The Inglewood Investment Company Limited	Favourable consideration should be given to those types of economic development which are location specific e.g. minerals development and tourism which is linked to assets such as the canal network. It should be noted that non-employment land can also generate employment, for example in the construction industry or the care sector. In addition, the opportunity should not be lost to provide employment in sustainable industries including the waste management and renewable energy sectors. Development which can be demonstrated to be a net employment provider should receive favourable consideration.
csdpd236	Mr Tony Price, Housing Plus	The Council should be encouraging the creation and development of small, home based businesses through measures such as the provision across the District of broadband and support for local "hubs" to allow internet access (for example, in village halls, community centres etc).

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ID	Name/Organisation	Summary
csdspd208	Mr Graham Fergus, First City Ltd on behalf of Mr Allan Evans, A T E Developments Ltd	We support the comment in paragraph 7.42 that the Council will continue to support the allocated employment site at Hilton Cross and consider that the area to the south of junction 1 of the M54 including Essington Quarry should generally be a location for employment development within the District. We support the comment in 7.43 that provision for new employment development will be provided in addition to the regional sites already allocated within the District. Paragraph 7.45 does not appropriately consider the existing pattern of employment development within the District. It is not the case that all successful employment locations are situated within the Main Service Villages, indeed a number of them have limited links to the existing settlements. We consider that new employment allocations should also be distributed to support existing employment locations; in particular we consider that additional land should be identified in the vicinity of junction 1 of the M54 at Essington Quarry.
csdspd249	Mr James Morgan, South Staffordshire Council	Include support for and reference to 'Live/Work' units. Would it be worth referring to the 'Think Local' initiative? If not here, somewhere else perhaps.
csdspd248	Mr Graham Fergus, First City Ltd on behalf of Mill Estates	We support the comment in 7.43 that provision for new employment development will be provided in addition to the regional sites already allocated within the District. However we would like to see support for employment development within existing successful employment locations .
csdspd231	Mr. Ron Myatt	What is the policy for creating 'centres of excellence' that can attract inward investment and further develop the service profile? What about technology trends enabling the 'work from home' community to be increased? Is there a comms. strategy in place or being developed that enables, and encourages, home grown activities?
csdspd217	Mr Richard Gough, Gough Planning Services on behalf of KGL (Estates) Ltd	It is agreed that, in the interests of sustainability, housing and employment growth should be related. The availability of existing employment land and premises at both Great Wyrely and Penkridge support the suitability of these locations to accommodate further housing.
csdspd382	Mr Peter Kelley	7.45: The concept of new employment sites in the Green Belt around Brewood is unrealistic, particularly in view of comments above.
csdspd427	Mr Martin Beddall	Ounsdale Road - retain land for industry by canal or build marina - not houses. Responses relate to my village & area.
csdspd297	Mr Jamie Lewis, Hunter Page Planning on behalf of Mrs Barbara Simpson	Support the approach to economic development and the development of employment sites which will be informed by the ELS. In addition, it is considered that the Core Strategy should make specific reference to the role of Live-work and business hubs as mentioned in the Government's response to the Taylor Report. This form of development can be particularly effective on more isolated employment sites and for the smaller villages.

## Appendix G . Responses to Questions

<b>ID</b>	<b>Name/Organisation</b>	<b>Summary</b>
csdpd442	Mr Bill Jones, Cheslyn Hay Parish Council	Retention of local shops needs to be encouraged and more fast food premises discouraged.
csdpd612	Jean Buxton, Advantage West Midlands	The Agency welcomes the confirmation of the non-Green Belt status of the i54 Wobaston Road site. This will avoid any doubt over the status of the site as a major regional employment site and will maintain investor confidence.
csdpd457	Ms M Cashmore, The Ramblers Association Staffordshire Area	Development for employment should be near existing sites and not isolated out in the open countryside.
csdpd530	Councillor Malcolm Harris	More needs to be done to retain and encourage local retail shops and not only fast food outlets.
csdpd575	Mr PJD Goode, CPRE Staffordshire	Question whether there is need for new employment allocations given that land is being made available by declining industries. Question the re-use of conversion and re-use of redundant rural buildings for employment rather than residential purposes.
csdpd550	Mrs Sarah Faulkner, National Farmers Union (West Midlands Region)	The paragraph 7.46 states a preference for employment uses but should also supports a change to housing if no viable economic re-use can be identified. Ensure Paragraph 7.48 does not restrict new rural businesses, farm diversification projects and tourism initiatives in areas which are not accessible via public transport.
csdpd503	Mr Francis Caldwell, Aragon Land and Planning	Existing employment sites should be protected from speculative housing development to ensure employment land is retained in historic sites that are generally well located for sustainable commuting because of their proximity to the work places.
csdpd488	Amanda Seedhouse, Berrys	Support should be given to small scale rural enterprises as these play a vital role in maintaining sustainable and vibrant communities. Some rural buildings are not suited to employment re-use due to size, design, access and location, and residential use should not be precluded.
csdpd472	Mr D M Holmes, Brewood and Coven Parish Council	There is a great danger that the commercial expansions at Four Ashes, Featherstone and Coven Heath will lead to these communities being joined to conurbations thus losing their village identities.
csdpd515	Mrs Lesley Seedhouse	Economic development should be focused on the main service villages where there is better infrastructure. However support for small scale rural diversification projects should be supported where there is no harm caused to the Green Belt, local environment or the amenity of local residents. Economic development should not create the need for new roads to be constructed.
csdpd542	Ms Gillian Griggs, GVA Grimley on behalf of Kilbride Four Ashes	We consider that the District's regional/sub-regional role is not sufficiently recognised in the Core Strategy Preferred Option Paper. The central and northern part of the District, in particular, benefits from excellent accessibility by road and rail, creating the opportunity

## Appendix G . Responses to Questions

ID	Name/Organisation	Summary
		to support wider economic growth in the part of the West Midlands Region, especially logistics.
csdpd616	Mr Simon Tulitt, South Staffordshire Chamber of Commerce	Chapter 7 should include something around the mix of employment sites to link with RSS for the area, probably near or in the main service Villages might be helpful the mix of industrial/ industrial service/ and high quality business & professional services offices might be helpful. The thought is that business & professional people are attracted to the Villages to live, but often have to commute to the Black country and beyond to work. Many would probably prefer to work locally, if there were employment sites that were adjacent to the main transport routes.
csdpd662	Ms Amanda Smith, English Heritage	As with housing proposals, the development of employment sites should be carefully appraised as to potential implications for the historic environment.
csdpd633	Miss Rachael Bust, The Coal Authority	Whilst The Coal Authority has no preference as to the choice of any overall spatial strategy or individual major investment sites, the identification of Cheslyn Hay and Great Wyrley for 'Major Residential Sites' could result in the potential for new economic development being proposed on areas of surface coal resources.
csdpd691	Mr Tony McGlue, A J M Planning Associates Ltd	More detailed consideration needs to be given to how future land allocations (with "parallel" Policies safeguarding existing employment areas) can contribute to expanding local job prospects. It is also considered appropriate for the strategy to evaluate and include a policy response to the needs of existing business premises in locations outside village development boundaries. The recognition of tourism and tourist facilities, including canalside developments, as a source of both employment and overall benefit to the District is welcomed.
csdpd673	Mr George Simpson, Fisher German LLP on behalf of Middle Hill Estates Ltd	The proposed approach to economic development as set out in the document is generally supported as it is acknowledged that some types of economic development by their nature cannot be located within the villages, for example large storage and distribution sites. The existing M6 Toll, M6 and A5 bring considerable accessibility to the District and the forthcoming M54/M6/M6 Toll link road together bring with them pressure and opportunities for such development at or around junction 11A.
csdpd642	Mr David Jackson, Savills (L & P) Ltd on behalf of Taylor Wimpy Development Ltd/BAE Systems	TWDL/BAE request the following changes; recognition of the economic requirements that arise at a regional level and for which South Staffordshire represents the most appropriate and sustainable location; and, to confirm the potential of Featherstone/Brinsford as the location to meet both local and potentially regional economic requirements.
csdpd646	Miss Katherine Burnett, British Waterways	BW agree that tourism is linked to the location of natural and historic assets such as the canal network. The canal network is a multifunction asset within the South Staffordshire District which can also contribute to economic development.

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ID	Name/Organisation	Summary
csdpd710	Sarah James, CEPOG Support Team	CP13 is welcomed as it supports Policies PA7 and PA8 of both the adopted RSS and the Preferred Option. However, there is little reference to the potential Regional Logistics Site (RLS) in southern Staffordshire required to serve the Black Country, as identified in the Preferred Option (Policy PA9). It is considered that the proposed RLS should be recognised in policy in the South Staffordshire Core Strategy. The proposed core policy CP14 and CP15 are considered to be consistent with the Rural Renaissance objectives of both the adopted and emerging RSS. However, the proposed retail policies DP23 and DP24 need to be clarified further, so that they fully reflect both national and regional policy and support the overall Regional Spatial Strategy, as regards out of centre retail development.
csdpd747	Mrs Charlene Sussums, Carter Jonas on behalf of Mr David Curtis, CWI Trustees	There must be a sustainable balance to ensure that employment created provides jobs for local people, and also provides a service to local residents. Therefore, economic development must be balanced with residential development to ensure a sustainable balance and supply of work force and customers.
csdpd734	Mrs Charlene Sussums, Carter Jonas on behalf of F G Davis Ltd	There must be a sustainable balance to ensure that employment created provides jobs for local people, and also provides a service to local residents. Therefore, economic development must be balanced with residential development to ensure a sustainable balance and supply of work force and customers.
csdpd761	Mrs Charlene Sussums, Carter Jonas on behalf of F Dorsett	There must be a sustainable balance to ensure that employment created provides jobs for local people, and also provides a service to local residents. Therefore, economic development must be balanced with residential development to ensure a sustainable balance and supply of work force and customers.
csdpd838	Mr Paul Turner, PTPC on behalf of Mr and Mrs Timothy Munday	Policy should support the delivery of an increased range of employment opportunities through development focused on the hierarchy of settlements identified, the controlled expansion of established businesses, and preference being given to the re-use of redundant rural buildings for employment purposes in sustainable locations or where live/work units are appropriate in local context. The development of the District's landscape/cultural/historic assets for sustainable tourism and leisure purposes should be encouraged in the interests of the local economy. Tourism development should be supported in relation to the canal network of the District in sustainable locations which support local communities/services.
csdpd825	Mr Mathew Jones, Drivers Jonas LLP on behalf of SI Group - UK Limited	Our Client broadly agrees with the Council's approach to economic development and the development of employment sites as set out in Chapter 7. The existing employment allocation of our Client's land at Four Ashes, and the extant planning permission confirm that the site is in a suitable location for further employment development as a basis for sustainable future growth and economic development for the District. A large scale employment allocation at this location would provide a significant contribution to regional employment targets, in addition to enhancing the local economy, and facilitating achievement of the policy direction identified in the Regional Spatial Strategy. Such

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ID	Name/Organisation	Summary
		an allocation would also help to reverse the trend of the decentralisation of economic activity away from the South Staffordshire area.
csdspd814	Mr Gerald Sweeney, Alliance Planning on behalf of Black Country Reclamation	Land at Hobnock Road, Essington is a readily available 12 acre site for open B2 Use development located within a local service village of Essington. Land at Hobnock Road should be considered for future employment use. The allocation of land and the surrounding wider major area of previously developed land at this location will also be in keeping with the Council's objectives confirmed within paragraph 7.45. Providing that settlements regardless of their settlement hierarchy provide satisfactory evidence that development is located within a sustainable location with access to a range of transport modes and provide the local community with employment opportunities then future development should be considered by the Council.
csdspd969	Mr Ray Colbourne, Government Office for the West Midlands	Consideration should be given to bringing forward Regional Logistics provision to serve the needs of the Black Country in Southern Staffordshire.
csdspd844	Helen Winkler, The Tyler Parkes Partnership on behalf of Morston Assets Limited	Our Client's strongly support proposed Policy CP14, which seeks to support the local economy and also support proposed Policy DP18 which seeks provision of high quality employment sites and support for local businesses. We would be grateful if you could confirm that it is your intention to formally allocate land in our Client's ownership as employment land.

### Responses to Question 6 - Council Response

A number of comments have been made in support of the proposed approach to economic development and the development of employment sites, particularly in relation to the Council's support for the delivery of regional employment sites such as i54 and these statements of support are welcomed.

Comments have also been made about the allocation of specific sites for employment use and other issues including rural diversification and the provision of a Regional Logistics Site in South Staffordshire. The comments made in response to the consultation will be taken into account in preparing the Publication Core Strategy. Matters relating to the identification of employment sites, including Regional Logistics Sites, will be considered in the Site Allocation DPD.

## G.7 Responses to Question 7

Do you have any views/comments on the Wolverhampton (Halfpenny Green) Airport?

ID	Name/Organisation	Summary
csdspd27	Mr Vaughan Welch, Inland Waterways Association (IWA)	We consider that the strategy should prevent any further development of the airport.

## Appendix G . Responses to Questions

ID	Name/Organisation	Summary
csdspd48	Mrs. Rachel Davis, Kinver Parish Council	CP19 is reassuring as it resist proposals for physical expansion and commercial flights. However clear development policies are needed to tightly control future development at the site and avoid differing interpretations of the policies. Future changes on commercial permitted rights could significantly increase development on site in the future. Certain permitted rights can be removed ... perhaps a consideration for when the CLEUD is determined.
csdspd39	Mr Peter Collings, Claverley Parish Council	The Parish Council supports the principal of the airport continuing its present role as a general aviation airport providing facilities for business aviation, recreational flying and flying schools. It supports the inclusion of a Core Policy for the airport in the Core Strategy.
csdspd64	Mr Stephen Hill, Birmingham International Airport Limited	Wolverhampton Airport should continue its role of serving "business and general aviation". Support for the complementary role Wolverhampton Airport offers to Birmingham International Airport, in terms of "business and general aviation" services, and concurs with paragraph 7.52 of the Preferred Option Consultation Document. Opposition for any policy that would encourage or permit expansion related to the provision of commercial passenger services and commercial freight services, which should be specifically excluded. Specific policies relating to Wolverhampton Airport should require Wolverhampton Airport to produce a Master Plan to set out its long term development plans/ framework to inform the South Staffordshire Local Development Framework and in particular the Wolverhampton Airport Policy Area Development Plan Document. Such a requirement would be consistent with the West Midlands Regional Spatial Strategy Phase Two Review.
csdspd71	Mr. David Giddings, WAAG	WAAG agrees on the proposed approach re. Wolverhampton Airport. However, it may be necessary to have more than one Core Policy. WAAG would urge the Council to change the status of the current DPD for Wolverhampton Airport to that of SPD. Given that relevant policy is now to be contained within the Core Strategy DPD, a seperate Airport DPD is superfluous.
csdspd139	Mrs Jennifer Spaull, Kinver Parish Council	We are pleased to read in CP19 that there is resistance to proposals involving the physical expansion of the airport and any operation of commercial passenger services. This is a welcome stance on the restriction of new development. However, as mentioned above, the development policies governing Wolverhampton Airport are too general and vague and the final policies will need to be much more precise so as to tightly control any future development at the site. There needs to be very clear policies which are not open to interpretation and which cover all aspects of potential development in the future. Also clarification will be needed on the status of existing non aviation related activities already existing on the site and future restrictions on non aviation related activity will need to be precise and unequivocal.
csdspd344	Mr Chris Lambart	As set out in our response to the 2007 consultation on Wolverhampton Airport, the National Trust believes that expansion or more intense use of the airport would be damaging to the local and global environment.

## Appendix G . Responses to Questions

<b>ID</b>	<b>Name/Organisation</b>	<b>Summary</b>
csdpd428	Mr Martin Beddall	Airport should stay as it is - no flights to Spain etc!
csdpd354	Mrs Celia Cox, Mid Staffordshire Ramblers Association	Wolverhampton Airport should remain roughly the size it is now.
csdpd332	Mr Anthony Griffiths, Dudley MBC	The term " business aviation " in paragraph 7.52 is a generalisation, making it suggestive or misleading. I would prefer a more prescriptive sentence relating to the current operations.
csdpd300	Mr Jamie Lewis, Hunter Page Planning on behalf of Mrs Barbara Simpson,	Support for the identified role of Wolverhampton Airport.
csdpd443	Mr Bill Jones, Cheslyn Hay Parish Council	The airport needs to be an integral part of the transport infrastructure for South Staffordshire, both economically and socially.
csdpd614	Jean Buxton, Advantage West Midlands	The Core Policies and the corresponding Development Policies appear to be consistent with the delivery of the Strategy although this will become clearer once the policies are clearly defined.
csdpd458	Ms M Cashmore, The Ramblers Association Staffordshire Area	The airport should not be expanded to take larger passenger planes, as the site in the Green Belt is not suitable.
csdpd531	Councillor Malcolm Harris	Wolverhampton Airport has to be recognised as an important part of the transport infrastructure for South Staffordshire both economically and socially.
csdpd576	Mr PJD Goode, CPRE Staffordshire	The Core Strategy can presumably have no more important role than to plan forward on the basis of these officially-adopted and well-substantiated forecasts for global warming. What we would wish to have seen is the LPA assessment of the envisaged change in circumstances over the 20 year period against the background of which their policies would be formulated. The impression is gained however of modest measures implemented at a glacial rate.
csdpd584	Ms Jenny Campbell, Michael Burroughs Associates on behalf of Wolverhampton Airport Ltd	The policy fails to address possible future growth. Polices should address possible new uses and new buildings. The encouragement of new aviation-related development is welcome. The policy should not consider what will happen if WBA closes.
csdpd473	Mr D M Holmes, Brewood and Coven Parish Council	The airport has existed reasonably harmoniously with the neighbouring villages and environment. There would seem to be little advantage in further expansion when excellent transport links exist between Birmingham International Airport and South Staffordshire via M6 & M54.

## Appendix G . Responses to Questions

ID	Name/Organisation	Summary
csdspd516	Mrs Lesley Seedhouse	I oppose any physical expansion to the airport or change to the services offered, particularly commercial passenger flights. Expansion of the airport would cause considerable harm to the environment and the local area.
csdspd561	Mr Grady McLean, Natural England	We support the proposed policy in relation to Wolverhampton Airport.
csdspd663	Ms Amanda Smith, English Heritage	The Core Strategy policy must be in general conformity with the Regional Spatial Strategy. The proposed approach of the Airport continuing its present role of 'serving business and general aviation' appears to accord with the RSS and Air Transport White Paper. We note that Policy T11 under the Phase 2 Review requires plans to 'include policies for the assessment of expansion proposals...'. These criteria should include the potential for direct and indirect impacts on the historic environment and landscape.
csdspd656	Mr. David Giddings, WAAG	WAAG would urge the Council to change the status of the current DPD for Wolverhampton Airport to that of SPD. Given that relevant policy is now to be contained within the Core Strategy DPD, a separate Airport DPD is superfluous.
csdspd974	Mr Tim Williams, West Midlands Regional Assembly	The proposed approach does not fully accord with the RSS revision (Policy T11) which seeks policies for the assessment of expansion proposals and modal share targets. The approach does however appear to partly accord with the Air Transport White Paper (ATWP) which indicates that any development is a matter for local determination while at the same time recognising the need to align with regional planning and transport priorities. Regional policy in the Preferred Option does not appear sufficiently worked-up to develop the Core Strategy for airport expansion and the Council's approach would appear adequate in the light of the ambitions of the ATWP. The Council will need to reflect on the outcome of the RSS Examination however and the final publication of the Regional Strategy revision should a more robust approach to regional aviation priorities emerge.

**Responses to Question 7 - Council Response**

The Council has sought to set out the planning position concerning the role of Wolverhampton (Halfpenny Green) Airport and the planning policies that will be needed for the management of development. The Preferred Spatial Strategy makes it clear that the Airport should continue its present role as a general aviation airport and that the physical expansion of the site and the operation of commercial passenger services will be resisted.

The Council has taken the view that it is appropriate to include policies for the Airport in the Core Strategy DPD rather than continue with a separate Airport DPD. The proposed approach and the scope and content of suggested policies for the Airport are supported in principle by many of the consultees and these statements of support are welcomed.

The specific comments made about the form and content of the suggested policies for the Airport will be taken into account in developing the policy choices and in preparing the Publication Core Strategy.

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**G.8 Responses to Question 8**

Do you have any views/comments on the proposed approach to Community Safety, Health and Well-being, and Children and Young People?

<b>ID</b>	<b>Name/Organisation</b>	<b>Summary</b>
csdspd28	Mr Vaughan Welch, Inland Waterways Association (IWA)	Other than the canal providing a linear exercise park this is generally outside our remit
csdspd237	Mr Tony Price, Housing Plus	We strongly support high quality design of all developments to "design out crime".
csdspd296	Mr Mike Woolner, First Plan on behalf of Mr A Hill, Broomco 791 Ltd	Our clients support the proposed approach to Health and Well-Being, in particular seeking to ensure that every village has access to good quality, well designed green spaces. The development of Brinsford Lodge for mixed use residential and community uses will ensure that the residents of Featherstone have access to good quality, well designed green spaces.
csdspd384	Mr Peter Kelley	Provision needs to be made for greater police presence - particularly if the main service villages are to be made more attractive to teenagers (see CP22).
csdspd429	Mr Martin Beddall	Railway walk wants tidy up. Road safety a priority. Park for Wombourne near pumping station? Keep youth facilities going. Responses relate to my village & area.
csdspd337	Mrs Taylor, Sport England	The strategy needs to address any issues with regard to quantity, quality and accessibility of open space, sport and recreation (indoor and outdoor) to accord with PPG17. The policy position is not comprehensive in this area and does not demonstrate that it is founded on a sound evidence base.
csdspd474	Mr D M Holmes, Brewood and Coven Parish Council	Young people: our excellent existing provision is being taken away which conflicts with the statement in 7.55.
csdspd562	Mr Grady McLean, Natural England	It is important that as well as supporting the protection and enhancement of existing green infrastructure, new green infrastructure is also sought . The current statement in 7.54 does not cater for new green infrastructure provision.
csdspd675	Mr George Simpson, Fisher German LLP on behalf of Middle Hill Estates Ltd	We feel that the specific needs of the elderly should be addressed in this section including the increasing demand for specialist housing to cater for the wish to retain independence for longer as life expectancies increase.
csdspd648	Miss Katherine Burnett, British Waterways	The approach to emphasising high quality design, reducing crime through good design and creating safe living environments is welcomed. The establishment of recreational links is supported by BW and we welcome the opportunity to work with South Staffordshire Council to

## Appendix G . Responses to Questions

ID	Name/Organisation	Summary
		strengthen recreational links via the canal network throughout the District.

### Responses to Question 8 - Council Response

The comments made regarding community safety, health and well being and children and young people are generally supportive. The specific points raised about open space, sport and recreation and green infrastructure will be considered further in preparing the Publication Core Strategy.

## G.9 Responses to Question 9

Have we identified the right approach to planning policies to shape and manage development in the District with regard to Environmental Quality?

ID	Name/Organisation	Summary
csdpd29	Mr Vaughan Welch, Inland Waterways Association (IWA)	Generally yes although we feel that DP3 needs to be strengthened to include Conservation Area where they include the natural, as well as the built(DP4), built environment.
csdpd57	Mr Ian Smith, Smiths Gore	Policy CP1 will adequately cover the protection of the Green Belt and open countryside. Policy DP1 will be necessary and we support the inclusion of this. Suggest that the contents of proposed Policy DP2 should be included in the Spatial Strategy. The inclusion of this within the Spatial Strategy negates the need for a Development Policy on this subject. Agree with the inclusion of Policy DP4. We believe this should contain a particular focus on enhancing heritage assets and should be encouraging of this through means such as enabling development. We would also suggest that a specific policy on enabling development be included. Core Policy on design such as Policy CP3 probably necessary, but this should not be overly prescriptive. Given this, we would question the need for Development Policies DP6 and DP7 and DP8. Careful consideration needs to be given to the categories and extent of requirements in DP9, particularly given the current economic downturn. Policy DP11 also needs to be considered in this light. If Policy CP6 is included, we do not believe that it is necessary to include Policies DP13 and DP14. Question the need for a distinction between Core Policies and Development Policies and precisely what this achieves.
csdpd49	Mrs. Rachel Davis, Kinver Parish Council	The strategies are welcome and encouraging, however balancing the enhancement and conservation of the environment against future demands for housing, alternative power sources and other land use demands will require careful planning. Some areas will come under threat and it is hoped that the Green Belt around Kinver will be protected so that the village remains one of S Staffs important assets.
csdpd101	Mr Matthew Hardy, Cannock Chase Council	The policies appear relevant and comprehensive in protecting the environment, landscape and providing infrastructure in a sustainable way.

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ID	Name/Organisation	Summary
csdspd88	Mr Geoffrey Brown	There should be more emphasis on the need for green belt to manage development rather than "protecting" boundaries. Needs change, and to be effective the boundaries need to expand and/or contract periodically in order to effect proper control.
csdspd118	Miss Morag Edward, SLR Consulting Ltd on behalf of Mr Gil Paris, The Inglewood Investment Company Limited	We broadly agree with the approach identified. CP5; The opportunity should be taken to strongly emphasise the District's support for renewable energy developments and the re-use and recycling of materials. Suitable policy wording should be provided to guide these development types. A criteria-based approach to assessment of renewable energy planning applications would promote development in the most suitable locations through the EIA and planning processes. DP11; The aims of this policy are laudable. DP12; The aims of this policy are laudable.
csdspd266	Mr Graham Fergus, First City Ltd on behalf of Mr Gillan John Paris, The Inglewood Investment Company Limited	Policy CP1 should include recognition that a review of Green Belt boundaries will be undertaken at those settlements where development is proposed. Our comments in relation to Table 1 also apply.
csdspd239	Mr Tony Price, Housing Plus	With regard to CP1, it needs to be recognised that, to meet the housing needs identified in both the Regional Spatial Strategy, and more importantly, the 2007 Housing Market Assessment, that some release of Green Belt will be required. There also needs to be a recognition that small exception sites, specifically to meet a proven local housing need, are acceptable in the Green Belt. The recent Matthew Taylor Report should be used to inform the policy development.
csdspd189	Mr Graham Fergus, First City Ltd	Policy DP1; Suggest land at Smestow Bridge as a suitable location for mixed use residential, employment and open space and major developed site. Policy CP1 should include recognition that a review of Green Belt boundaries will be undertaken at those settlements where development is proposed. Our comments in relation to Table 1 also apply.
csdspd283	Mr Graham Fergus, First City Ltd on behalf of Mr John Bowers	Policy CP1 should include recognition that a review of Green Belt boundaries will be undertaken at those settlements where development is proposed. We support the proposals within Table 1 to allocate 330-530 new dwellings at Penkridge. The Settlement is a sustainable location for new development. However we object to the reference that development will be focused to the north of the settlement on Open Countryside.
csdspd195	Mr Graham Fergus, First City Ltd on behalf of Mr Patrick Wellsbury, Wollaston Properties Ltd	Policy CP1 should include recognition that a review of Green Belt boundaries will be undertaken at those settlements where development is proposed. Our comments in relation to Table 1 also apply.

## Appendix G . Responses to Questions

<b>ID</b>	<b>Name/Organisation</b>	<b>Summary</b>
csdpd385	Mr Peter Kelley	It is good to see that expansion onto Green Belt land is to be limited and done sensitively.
csdpd430	Mr Martin Beddall	Responses relate to my village & area. You have taken the right approach, but will anyone take note?
csdpd356	Mrs Celia Cox, Mid Staffordshire Ramblers Association	Although your aims seem to be in conflict with some of your proposals.
csdpd298	Mr Mike Woolner, First Plan on behalf of Mr A Hill, Broomco 791 Ltd	Our clients support the approach to the planning policies concerning environmental quality in part. Our clients agree that it is important to protect the green belt (Proposed Policy CP1). However, in order to bring forward the level of housing required by the RSS, it is necessary to provide a number of sustainable village extensions as identified in at Table 1 of the Core Strategy Preferred Spatial Strategy document. It is therefore important that the Core Strategy allows for some amendments to the green belt to enable this development to come forward. Our clients support draft Policy CP3 which seeks to promote high quality design; draft Policy CP4 which seeks to ensure that the social, housing and economic needs of local communities are considered; and draft Policy CP5 which seeks to minimise the impact of development on natural resources.
csdpd318	Mr Graham Fergus, First City Ltd on behalf of Fresh Space Developments Ltd	Policy CP1 should include recognition that a review of Green Belt boundaries will be undertaken at those settlements where development is proposed.
csdpd323	Mr Mike Woolner, First Plan on behalf of Mr Reuben Smith	Our client supports the identified approach to planning policies concerning environmental quality in part. Our client agrees with Proposed Policy CP1, however, in order to bring forward sustainable village extensions which are required to enable the housing target to be met it is important that the Core Strategy allows for some amendments to the green belt to enable this development to come forward.
csdpd341	Mrs Taylor, Sport England	As there will not be an SPD on open space, sport and recreation quantity, quality and accessibility standards should be included in DPD policy to accord with PPG17 6-9. CP3 relates to High Quality Design and Sport England would encourage the inclusion of the concept of 'Active Design' to ensure design/layouts/signage encourage walking and cycling etc. CP4 (and DPs 8-10) fail to address the need for indoor sport and it is not clear that outdoor sport is intended to be encapsulated in the ref to open space in DP9. Robust and comprehensive up to date PPG17 strategies would inform what developer contributions are needed in this context.
csdpd313	Mr Jamie Lewis, Hunter Page Planning on behalf	Policy CP1 needs to recognise the need to review Green Belt boundaries in order to make allocations where necessary.

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ID	Name/Organisation	Summary
	of Mrs Barbara Simpson	
csdspd445	Mr Bill Jones, Cheslyn Hay Parish Council	There needs to be much more account taken of the existing infrastructure and modern day living. More families are now staying together longer and this places more pressures on the infrastructure, in particular parking problems.
csdspd577	Mr PJD Goode, CPRE Staffordshire	CP1 CPRE has expressed considerable doubts above over the principles of the proposed settlement hierarchy, otherwise agree. DP11 Agree, but the LPA contribution to offsetting global warming is much greater than this and includes settlement policy, neighbourhood location and layout particularly in relation to transport. DP12 Agree, but suggest that the principles referred to should be outlined. Agree with CP5, CP6, DP13, DP14.
csdspd551	Mrs Sarah Faulkner, National Farmers Union (West Midlands Region)	Policy DP13 appears to be a duplication of existing Government and Local Authority functions of the Environment Agency and Local Authority Environmental Heath Departments and is therefore an unnecessary expansion of the scope of the planning system.
csdspd604	Miss Becky Clarke, Environment Agency	We support the proposed core policies CP2 Protecting and Enhancing the Natural and Historic Environment. CP3 Promoting High Quality Design, CP4 Sustainable Development Principles, CP5 Use of Natural Resources, CP6 Other Environmental Matters and CP21 Open Space, Leisure, Recreation and Culture. We support the proposed development policies DP3 Protecting and Enhancing Natural Assets, DP6 Design Considerations, DP9 Developer Contributions, DP10 Utilities and Infrastructure, DP12 Waste, DP14 Hazardous and environmentally sensitive development operations and DP34 Green Spaces Networks. We feel that together these policies will help to ensure that the environment is protected, maintained and enhanced. The above policies encourage developers to propose and develop innovative solutions to ensure that new development is sustainable, resilient to the impacts of climate change and maximises the prudent use of natural resources.
csdspd491	Amanda Seedhouse, Berrys	It is important that Green Belt and environmental protection be balanced with the need for some development particularly expansion of rural businesses where appropriate. As with all relevant policy choices the Matthew Taylor Report may require policies to be reviewed.
csdspd475	Mr D M Holmes, Brewood and Coven Parish Council	We would agree that we want to retain as much of the Green Belt as possible and totally agree with the reinforcement of the pattern of development of the villages in South Staffordshire and that we retain the important gaps between them.
csdspd518	Mrs Lesley Seedhouse	Protection of the Green Belt and the environment is vital to the district and wherever possible development should be located within existing development boundaries and on previously developed land. Any intrusion into the Green Belt or change to current development boundaries must be robustly justified.

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ID	Name/Organisation	Summary
csdpd597	Mr Lawrence Wilson, National Express (West Midlands Travel Limited)	There is inadequate consideration of the extent to which transport policy and strategy will impact on Environmental Quality.
csdpd618	Mr David Nock, Highways Agency	The Highways Agency notes the key themes from the Strategic Community Strategy which runs as a motif through the document, and welcomes the references to sustainable patterns of development and transport under both the Environmental Quality and Economic Vibrancy headings.
csdpd557	Mr Ben Stacey, Bellway Homes Ltd	Policy DP2 - Development boundaries should be sensible and offer flexibility and choice for development to take place. Policy DP6 - Not all development will be creative and innovative and neither should it be. Whilst we agree that developments should be sustainable, the last of creative and innovative design is not necessary poor design. Policy DP7 - It will not always be the right only provide landscaping on-site. In some case the use of local authority land or enhancing existing landscaping may also be the correct approach. Policy DP9 - We believe that this should be entitled "development contributions" as it is the development not the developer that provides the contributions Policy DP11 - We are concerned that the policy is focusing on the impact of new housing only rather than setting out the sustainability requirements for development per se and then indicating what the requirements of new housing will be.
csdpd563	Mr Grady McLean, Natural England	We support the approach identified to shape and manage development in the District with regard to Environmental Quality.
csdpd629	Ms Rose Freeman, The Theatres Trust	We support policy DP9 however we suggest that for clarity the policy is more specific about which facilities will be included and we recommend the phrase community facilities provide for the health, welfare, social, educational, spiritual, leisure and cultural needs of the community.
csdpd664	Ms Amanda Smith, English Heritage	We welcome the inclusion of a core policy on protecting and enhancing the natural and historic environment (CP2). We welcome also the proposed inclusion of development policies on protecting and enhancing heritage assets (DP4) and protecting the character and appearance of the landscape (DP5). With regard to DP4 this should also cover the archaeological resource of the District. Similarly DP5 should address the landscape in the context of the European Landscape Convention which recognises the natural and cultural basis of landscape character. We welcome the general approach of core policy CP3 and development policy DP6.
csdpd635	Miss Rachael Bust, The Coal Authority	The Coal Authority supports the thrust of policy CP6, however for the sake of clarity and in order to reflect the concerns of PPG14, 'ground stability' should be added to the list of other forces.
csdpd636	Miss Rachael Bust, The Coal Authority	The Coal Authority supports the thrust of policy DP13, however for the sake of clarity and in order to reflect the concerns of PPG14 the policy wording should be amended as follows: 'Protecting the public, land

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		uses and the environment from the actual or potential effects of hazardous or other activities likely to be detrimental to public health, safety or amenity.'
csdspd688	John S Anderson, John Anderson Planning on behalf of Trustees of Cheslyn Hall Estate	I support the maintenance of the Green Belt but there may be a need to adjust boundaries because of more recent development. At a later date there is scope for leisure activities to edge the Green Belt where it is close to a new road.
csdspd676	Mr George Simpson, Fisher German LLP on behalf of Middle Hill Estates Ltd	Yes we broadly agree with the approach to planning policies as regards managing environmental quality, although a balance has to be struck with the need to provide the housing, employment and services required.
csdspd649	Miss Katherine Burnett, British Waterways	Policy CP2 is welcomed. Within this more specific policy, reference should be made to the canal network in DP4. The protection and enhancement of the Districts Landscape (DP5) is supported by British Waterways. DP6 policy should promote high quality design for waterside development in order to ensure that relationship between development and waterway is realised in the most beneficial way. Reference should be made to the canal infrastructure within policy DP9. In Policy DP11 the canal could be cited as a tool to create green energy through the use of water for heating and cooling.
csdspd713	Mrs Helen Binns, R P S on behalf of South Staffordshire College	Having regard to the College's future building rationalisation and improvement programme, it is vitally important that the Core Strategy provides a positive planning policy context in relation to the site and one which removes the need for new development to demonstrate such very special circumstances.
csdspd545	Ms Gillian Griggs, GVA Grimley on behalf of Kilbride Four Ashes	Policy CP1 should include recognition that the Regional Spatial Strategy for the West Midlands acknowledges the importance in retaining land in Green Belt, but allows an adjustment in boundaries in certain circumstances such as for regeneration purposes and in connection with land required for regionally important employment. The Core Strategy should allow for flexibility in the adjustment of Green Belt boundaries, consistent with the RSS (Paragraph 3.9d).
csdspd698	Mr Hugh Lufton, Staffordshire County Council	No direct mention of Air Quality Management Areas.
csdspd701	Mr Hugh Lufton, Staffordshire County Council	Minerals and Waste Issues CP5 Use of Natural Resources - the identification of this topic as a subject for a core policy is supported together with the proposed development management policies for sustainable resources & energy efficiency (DP11); and waste (DP12). The District Council need to consider national policy as stated in paragraph 35 of PPS10 and in particular, consider the implications of sustainably collecting waste that can maximise reuse and recycling of waste materials arising from local communities. The village pattern of development found in South Staffordshire that would be sustained by the proposed preferred strategy would need an appropriate provision

## Appendix G . Responses to Questions

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		<p>of facilities and collection services. The District Council should also consider the types of waste that would arise from proposed employment development and how that waste can be sustainably managed. DP11 refers to renewable energy. The local strategy should take into account opportunities for local energy generation. Referring to the Preferred Spatial Strategy diagram, the proposed energy from waste facility at Four Ashes is identified (this is supported because this site will be strategic in terms of dealing with municipal wastes). I assume that the District Council are liaising with the County Council's waste management team in respect of the opportunities for energy provision that will result from the proposal . The District Council should also consider the potential for energy generation associated with proposals to manage organic wastes by anaerobic digestion that have been identified within the District (see waste core strategy page on County Council's website). CP5 should also refer to minerals as they are a natural resource and in South Staffordshire, there sand &amp; gravel and clay resources that are exploited as materials to support the economy. It is suggested that through the design policy (DP6), the District Council could consider the implications of sustainable construction and in particular, the need to reduce carbon emissions over the lifetime of a building. The proposed preferred strategy identifies settlements for the provision of additional dwellings. In respect of these proposals, account should be taken of the need to safeguard important mineral resources and to not constrain operations at permitted quarries and waste management sites. In planning for additional employment land, provision should be made for general industrial uses that might give opportunities for the development of certain types of waste management facility. Furthermore, existing general industrial areas should be safeguarded from other types of built development. The District in pursuing an objective to safeguard the significant extent of Green Belt within the District should recognise the pressure on land for waste management facilities given the proximity of the District to the West Midlands conurbation.</p>
csdpd708	Annette Roberts, Black Country Local Planning Officers	<p>We support the inclusion of the proposed energy from waste facility at Four Ashes on the Key Diagram. As well as showing it on the Key Diagram, it would be appropriate for the plan to include a brief explanation of the proposal, perhaps within the supporting text to the environmental / climate change policies and/or economic policies. There should also be an appropriate cross-reference to the Staffordshire Waste Core Strategy, which will almost certainly include it as a strategic site allocation.</p>
csdpd712	Sarah James, CEPOG Support Team	<p>It is noted that the location of the proposed waste management facility at Four Ashes is identified on the key diagram (page 69), however, it is considered that a facility of this size should also be highlighted in the supporting text of the environmental and/or economic policies, with an appropriate reference to the Staffordshire Waste Core Strategy for further information.</p>
csdpd721	Mr John-Rhys Davies, Turnbull	<p>The proposed policies DP1 and DP2 will aid development in a way sympathetic to the environment, however these policies should recognise that it maybe necessary for settlement boundaries and the</p>

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ID	Name/Organisation	Summary
	Tweedale Planning and Design Ltd	Green Belt to be revised to deliver development needs. DP1 should also consider smaller previously developed sites whereby redevelopment will create a more appropriate use of the land. We do not believe it to be necessary to have a specific policy for developer contributions each case should be judged on its merits.
csdpd750	Mrs Charlene Sussums, Carter Jonas on behalf of Mr David Curtis, CWI Trustees	DP7 - Appropriate landscaping will help to minimise any impact on the Green Belt if development is permitted. Landscaping also has the opportunity to improve the area and enhance the surroundings.
csdpd737	Mrs Charlene Sussums, Carter Jonas on behalf of F G Davis Ltd	Consideration must be given to releasing areas of Green Belt where appropriate to allow for the sustainable expansion of settlements such as Wombourne and Wall Heath. Appropriate landscaping will help to minimise any impact on the Green Belt if development is permitted. Landscaping also has the opportunity to improve the area and enhance the surroundings.
csdpd764	Mrs Charlene Sussums, Carter Jonas on behalf of F Dorsett	Consideration must be given to releasing areas of Green Belt where appropriate to allow for the sustainable expansion of settlements such as Essington and Sneyd. DP7 - Appropriate landscaping will help to minimise any impact on the Green Belt if development is permitted. Landscaping also has the opportunity to improve the area and enhance the surroundings.
csdpd839	Mr Paul Turner, PTPC on behalf of Mr and Mrs Timothy Munday	Policy is required to safeguard the Green Belt and Open Countryside against inappropriate and unsustainable development. However, it must be recognised that development on Green Belt/Open Countryside land in identified sustainable locations will be essential to meet the development delivery aims of the Core Strategy. The need to make efficient use of land identified as sustainable for residential development should be emphasized in accordance with PPS3 recommended densities, taking into account the character and needs of local areas. The importance of a sensitive and responsive approach to development and landscape design, demonstraing an understanding of locality context, should be the cornerstone of design policy.
csdpd826	Mr Mathew Jones, Drivers Jonas LLP on behalf of SI Group - UK Limited	Our Client notes the current Green Belt designation of much of the land around the site at Four Ashes. We consider that, in order to accommodate the wider regional targets for employment land in South Staffordshire, and to enable our Client's land to be expanded to provide a larger sustainable employment locations, the Council should consider reviewing existing Green Belt boundaries where excpetional circumstances can be demonstrated. Policy DP5 relates to Protecting the Character and Appearance of the Landscape. In respect of this policy, our client would emphasise that the site at Four Ashes is currently in employment use, and it is therefore now appropriate to provide a formal environmental designation of this site.
csdpd775	Miss Katherine Else, RPS Planning & Development on behalf of Mr Daniel	Policy CP1 does not allow for the alteration of the Green Belt boundary through other LDF documents and the SSCS inadequately deals with the necessity to undertake a review. RPS has advocated consideration of strategic site allocations or reserved site allocations to provide the

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	Le Neveu, Persimmon Homes (West Midlands)	necessary flexibility in the Strategy. Under the heading of Policy CP1 a further Development Policy is therefore required that identifies the circumstances by which a settlement's boundary may be considered for review through the other documents of the LDF, including a future Site allocations DPD.
csdpd817	Mr Gerald Sweeney, Alliance Planning on behalf of Black Country Reclamation	Our client recognises the importance of controlling settlement growth and protecting greenfield sites, however should policy DP2 be approved the Council should ensure that thorough consultation on the settlement boundaries is undertaken to ensure that future development proposals that may contribute to the economic vitality of the area are not undermined. Policy CP4 refers to sustainable development principles where it should also ensure that brownfield land is reused before the development of greenfield sites. The development of brownfield land should contribute to the vitality of South Staffordshire providing jobs that are accessible and meets the needs of the local community.
csdpd962	Mr Ray Colbourne, Government Office for the West Midlands	Ensure that matters which are within the remit of the County Council's Waste Development Framework are not included in your policy. Policy CP11 Affordable Housing needs to be supported by robust evidence.
csdpd928	Mr P Serieys, Codsall Parish Council	The CSDP makes frequent reference to sustainability. This concept as set out is based on the notion that a community is most sustainable when a range of services are readily available, although the principles of sustainable development (as set out in UK Sustainable Development Strategy "Securing the Future" March 2005) give little specific guidance. At paragraph 6.11 of the CSDP more detail is provided. Reference is made to sustaining, improving and enhancing "the vitality and viability of village centres" . Thereafter at 6.12 the following objective is stated - "To support thriving and sustainable communities by ensuring that local people enjoy access to jobs and key services such as social, health care, education, open spaces and recreation and other facilities" . These statements establish a view that the converse must also be true. That is, a village lacking these resources must be unsustainable. Codsall is thus fortunate; in the "Settlement Hierarchy" ('established' presumably by officers of South Staffordshire Council, hereafter SSC) it merits designation as a "Main Settlement Village". This is based on the availability of a wide range of essential (CSDP, 7.18) services. There are at least two paradoxes in this. Firstly, if these services are deemed to be essential, then villages further down the hierarchy, and those falling out-with it, must be in some respects deprived. Secondly, focusing development on villages that already benefit from the availability of such services (as is set out in the CSDP) suggests a deliberate intention to neglect those without them (CSDP 7.21). There is little indication in the CSDP as to how the villages in the small service village and other villages and hamlets categories are to be developed to become sustainable. A secondary, but important, aspect of this is the environmental/climate change issue. The CSDP mentions this frequently, but offers no resolution to the volume of travel that will continue to be required for those in poorly serviced villages seeking access to essential services. There is of course a simple and elegant solution to this; re-focus the development on less well-provided

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		settlements and thereby attract the services and infrastructure that they lack. The benefits that this would bring are precisely those set-out in the CSDP - housing, economic vibrancy, access to services, employment and, in a word, sustainability.
csdspd920	Angela Kettle, Drivers Jonas LLP on behalf of Mike and Jules Fellows	Agrees with protecting the Green Belt whilst at the same time allowing for an increased level of flexibility that would enable appropriate developments to be brought forward within the Green Belt. Considers that supporting wording to proposed Development Policy DP2 should set out that appropriate development may be permitted in the Green Belt, and that this wording should give an indication of the types of development that will be considered appropriate.
csdspd787	Miss Katherine Else, RPS Planning & Development on behalf of Dr Nigel Roberts	Policy CP1 does not allow for the alteration of the Green Belt boundary through other LDF documents and the SSCS inadequately deals with the necessity to undertake a review. RPS has advocated consideration of strategic site allocations or reserved site allocations to provide the necessary flexibility in the strategy. Under the heading of Policy CP1 a further Development Policy is therefore required that identifies the circumstances by which a settlements boundary may be considered for review through the other documents of the LDF, including a future Site allocations DPD. Failure to provide a methodology for future Green Belt variations to accommodate housing needs would be unsound.
csdspd927	Gemma Grimes, BWEA	In accordance with the Climate Change Supplement to PPS1, planning authorities should have an evidence-based understanding of the local feasibility and potential for renewable and low-carbon technologies, including microgeneration, to supply new development in their area. Drawing from this evidence-base, local authorities should: 1. Set out a target percentage of the energy to be used in new development to come from decentralised and renewable or low-carbon energy sources, where it is viable. The target should avoid prescription on technologies and be flexible in how carbon savings from local energy supplies are to be secured, 2. Where there are particular and demonstrable opportunities for greater use of decentralised and renewable or low-carbon energy than the target percentage, bring forward development area 22 or site-specific targets to secure this potential; and, in bringing forward targets, 3. Set out the type and size of development to which the target will be applied; and 4. Ensure there is a clear rationale for the target and it is properly tested. In addition, BWEA recommend that the development plan provide a brief outline of the different renewable energy generation technologies, and equally encourage and promote all forms of renewable energy (solar, biomass, wind, geothermal, hydro etc). The potential for an Energy Services Company and site-wide CHP should also be considered for inclusion.

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### Responses to Question 9

A number of helpful comments have been made on the suggested policies set out under the environmental quality theme and these are generally very supportive. Specific comments have been made in relation to the suggested overarching spatial strategy policy and policies for the Green Belt and some respondents have suggested that a review of Green Belt boundaries should be undertaken.

It is intended that a review of Green Belt boundaries will be carried out as part of the Site Allocation DPD.

The specific comments made about the form and content of the suggested environmental quality policies will be taken into account in development the policy choices and in preparing the Publication Core Strategy.

### G.10 Responses to Question 10

Have we identified the right approach to planning policies to shape and manage development in the District with regard to Housing?

ID	Name/Organisation	Summary
csdspd3	Mr Alan Monckton	Appropriate incentives needed for delivering affordable housing. Additional pieces of land other than brownfield land should be considered for development where appropriate.
csdspd14	Mr Malcolm Bissell	Except the Core Policy 12 Rural exception Sites. The requirement for 100% affordable housing should not create an exception to allow building on green belt (or open countryside)
csdspd30	Mr Vaughan Welch, Inland Waterways Association (IWA)	Provided it recognises, and follows the principle behind, conservation areas
csdspd58	Mr Ian Smith, Smiths Gore	Policies CP7, CP8 and CP9 should be matters covered in the preferred Spatial Strategy, so would question the need for further policies on this, or could they be integrated in Chapter 7. Policy CP9 makes reference to density, which is a matter that could be covered in Core Policy CP3 on design. Agree that density be considered on a case by case basis taking into account the characteristics of particular settlements. Policy CP10, if included, needs to be suitably flexible and not impose specific requirements regarding type, size and tenure. These can only be considered suitably on a case by case basis. If Policy CP10 is included, we would question the need for Policy DP15, which it appears will be somewhat repetitive of this. Policy CP11 necessary, however difficult for us to comment in detail as site size thresholds not set-out. 50% target quite high. CP11 must have some flexibility regarding site size thresholds and the percentage target. We believe that the contents of Policy DP17 should be included within Policy CP11. Question the need for a distinction between Core Policies and Development Policies and precisely what this achieves.

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csdspd50	Mrs. Rachel Davis, Kinver Parish Council	Concentrating on types of housing that meets local need is important and a change in previous policy which has allowed expensive housing for newcomers at the expense of providing starter homes for young people and more accommodation for the elderly. Unless more local younger people are able to afford to stay in Kinver it will become a "retirement village" and it will gradually lose services such as schools.
csdspd102	Mr Matthew Hardy, Cannock Chase Council	It is important that you have identified key housing needs including the provision of affordable housing to meet local needs, housing suitable for an ageing population and Gypsy and Traveller sites.
csdspd89	Mr Geoffrey Brown	Since Cheslyn Hay already has a high provision of social housing, there is no justification for any more for the foreseeable future. The suggestion of 50% social housing is entirely inappropriate here. Indeed, it is likely that such a high proportion will be non viable in the current economic situation where financial viability is marginal, at best.
csdspd119	Miss Morag Edward, SLR Consulting Ltd on behalf of Mr Gil Paris, The Inglewood Investment Company Limited	CP12 - We support the provision of affordable housing in the District this policy should not be the panacea and should not be used to prevent developments which better fulfil urban planning aims. It should be noted that the provisions of CP12 conflict with those of DP15. The aims of DP15 are laudable and should be afforded significantly more weight than CP12 in the delivery of housing in the District with a view to fulfilling urban design and regeneration objectives and preventing segregation.
csdspd299	Mr M J Holder, Great Wyrley Parish Council	Agree with CP3, DP6, DP7, CP4, DP8-10, CP10, DP15, CP11, CP12 and DP17.
csdspd267	Mr Graham Fergus, First City Ltd on behalf of Mr Gillan John Paris, The Inglewood Investment Company Limited	Given the comments within the Core Strategy regarding the desire to plan for between the RSS target and the RSS+25% this should be reflected in the final wording of Policy CP7. In reaction to CP7 we support the identification of development at Huntington. Policy CP11 should identify a target rather than a requirement and confirm that economic viability and any abnormal costs will be taken into consideration when assessing the amount of affordable housing to actually be accommodated on each individual site alongside other planning obligation costs that may apply.
csdspd190	Mr Graham Fergus, First City Ltd	Wording of Policy CP7 should reflect RSS plus 25%. Our comments above in relation to Table 1 (decrease figures for Kinver, increase Wombourne) also apply to the distribution of housing proposed to be set out in CP7. Policy CP9; We support the objective proposed that development should be focused on previously-developed land. Policy CP11 should identify a target rather than a requirement and confirm that economic viability and any abnormal costs will be taken into consideration when assessing the amount of affordable housing to actually be accommodated on each individual site alongside other planning obligation costs that may apply.
csdspd284	Mr Graham Fergus, First City Ltd on	Given the comments within the Core Strategy regarding the desire to plan for between the RSS target and the RSS+25% this should be reflected in the final wording of Policy CP7. We note the aim that policy

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ID	Name/Organisation	Summary
	behalf of Mr John Bowers,	CP11 will provide for up to 50% of housing on qualifying sites to be affordable. We acknowledge that there is a housing need within South Staffordshire however we feel that it is important that the Policy should identify a target rather than a requirement and confirms that economic viability and any abnormal costs will be taken into consideration when assessing the amount of affordable housing to actually be accommodated on each individual site alongside other planning obligation costs that may apply.
csdspd196	Mr Graham Fergus, First City Ltd on behalf of Mr Patrick Wellsbury, Wollaston Properties Ltd	Given the comments within the Core Strategy regarding the desire to plan for between the RSS target and the RSS+25% this should be reflected in the final wording of Policy CP7. Our comments above in relation to Table 1 also apply to the distribution of housing proposed to be set out in CP7. Policy CP11 should identify a target rather than a requirement and confirm that economic viability and any abnormal costs will be taken into consideration when assessing the amount of affordable housing to actually be accommodated on each individual site alongside other planning obligation costs that may apply.
csdspd264	Mr James Morgan, South Staffordshire Council	Question whether there should there be greater reference to site size thresholds in CP11. CP12 really needs to stress the 'in perpetuity' aspect of exception sites. Reference to the needs of black and minority ethnic groups could be made in CP10. There needs to be some specific policy reference to specialist housing e.g. extra care. If the locality profiles are all stating the need to develop extra care then clearly it is important enough to warrant policy consideration. We would also argue specifically allocating sites for them would need to be included as well.
csdspd202	Mr Graham Fergus, First City Ltd on behalf of Jack Moody Ltd	Given the comments within the Core Strategy regarding the desire to plan for between the RSS target and the RSS+25% this should be reflected in the final wording of Policy CP7. We would support a higher housing figure for Essington and consider that the White Land should be considered as a planned mixed use sustainable urban extension to accommodate residential and recreational uses. Policy CP11 should identify a target rather than a requirement for affordable housing and should confirm that economic viability and any abnormal costs will be taken into consideration when assessing the amount of affordable housing to actually be accommodated on each individual site alongside other planning obligation costs that may apply.
csdspd256	Mr Graham Fergus, First City Ltd on behalf of Mr A Lewis,	Given the comments within the Core Strategy regarding the desire to plan for between the RSS target and the RSS+25% this should be reflected in the final wording of Policy CP7. Our comments above in relation to Table 1 also apply to the distribution of housing proposed to be set out in CP7.
csdspd234	Mr. Ron Myatt	CP10 needs to split elderly people needs into individual (stay in own home) and community homes (shared between residents).
csdspd219	Mr Richard Gough, Gough Planning Services on behalf of KGL (Estates) Ltd	The policy approach advanced is broadly supported.

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ID	Name/Organisation	Summary
csdpd386	Mr Peter Kelley	CP11 & 12: Affordable housing in rural locations must be preceded by improved transport services. DP17: I fully agree that affordable housing must be in perpetuity.
csdpd302	Mr Mike Woolner, First Plan on behalf of Mr A Hill, Broomco 791 Ltd	Our clients support the approach to the planning policies concerning housing in part. Our clients support the approach to proposed Policy CP10 which seeks to manage the supply of new housing development to meet local housing needs in terms of size, type and tenure of dwellings. Our clients agree that there is a need to have a policy in the Core Strategy to cover affordable housing. However, the policy should allow for some flexibility of this target to take into account site constraints.
csdpd317	Mr David Haston, Haston Reynolds Ltd on behalf of Mr John Naylor	In relation to CP11 a flexible and open-minded approach is required in relation to the types of affordable housing and the proportion of affordable housing proposed. The proportion of affordable housing required on any given site needs to be considered on a case by case basis and should take account of other site specific factors. Site size/dwelling number thresholds above which affordable housing will be required need to be specified
csdpd319	Mr Graham Fergus, First City Ltd on behalf of Fresh Space Developments Ltd	Given the comments within the Core Strategy regarding the desire to plan for between the RSS target and the RSS+25% this should be reflected in the final wording of Policy CP7. Policy CP11 should identify a target rather than a requirement and confirm that economic viability and any abnormal costs will be taken into consideration when assessing the amount of affordable housing to actually be accommodated on each individual site alongside other planning obligation costs that may apply.
csdpd324	Mr Mike Woolner, First Plan on behalf of Mr Reuben Smith	Our client supports the identified approach to planning policies concerning housing in part. Proposed Policy CP10 seeks to manage the supply of new housing development to meet local housing needs in terms of the size, type and tenure of dwellings and our clients support this policy, Land off Swan Lane can provide a mix of units.
csdpd327	Mr David Haston, Haston Reynolds Ltd on behalf of Mr David Haston, Haston Reynolds Ltd	The proposed Housing policies are broadly supported however Policy CP8 or its DP counter part should also make provision for the conversion of rural buildings located outside of village development boundaries to residential use and the conversion of buildings located outside of village development boundaries to live-work units. Any policy for live/work units should not include definitive residential floorspace / workspace ratios.
csdpd416	Councillor Graham Spandler, Acton Trussell Parish Council	Too much happening in the north of the district, which will be in excess of all other areas.
csdpd314	Mr Jamie Lewis, Hunter Page Planning on behalf of Mrs Barbara Simpson	CP9 - Given current market conditions it is considered inappropriate to prioritise the use of Brownfield land before Greenfield sites as Brownfield sites have the highest costs associated with their development. CP10 - It is essential that a high degree of flexibility is maintained in determining the type, size and tenure of housing or

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		viability will be seriously affected. CP 11 - In current market conditions it is essential that a flexible approach is taken to the provision of affordable housing. CP12 - support this approach particularly for settlements below main service village status as this will be the most appropriate form of development in those settlements.
csdpd401	Dr Richard Taylor	Slavishly following the Government dicta's. Not awaited the Conservation area appraisal and a mangement plan. Little regard to village design statement (adopted PPG). Wrong thinking re sustainable hierachy. No allowance given to need, conservation areas, ribbon development, affordable housing surveys, section 106 agreements. Villages not already spoilt by over development, urbanisation and ribbon development should be left alone. Point scoring system too inflexible and muddled thinking.
csdpd446	Mr Bill Jones, Cheslyn Hay Parish Council	This fails to recognise that some infrastructures such as sewage are already working at capacity or above.
csdpd534	Councillor Malcolm Harris	DP10 fails to recognise that some infrastructure within Cheslyn Hay is already working at capacity or above; I refer in particular to sewage, which is a fact known by the district council and the utility
csdpd482	Mr Tony Price, Housing Plus	Broadly agree but the importance of the detailed Supplementary Planning Document and any associated Guidance cannot be underestimated. Support the specific mention of the needs of older people and affordable housing (CP10). Strongly support a 50% target (CP11) but targets needs to be clear and unambiguous in the supporting documentation. The threshold is the key figure. The HMA suggests the following thresholds (section 14.4.5); 10 or more dwellings or 0.3 hectares in main villages, 5 or more dwellings or 0.2 hectares in local centres, 2 or more dwellings or 0.1 hectares in smaller villages with a 50% provision. Support an appropriate mix of size, tenure and type on all sites as this will assist with sustainability. Also support the use of the 2007 Housing Market Assessment to inform policy development. Strongly support Rural Exceptions Policy (CP12).
csdpd578	Mr PJD Goode, CPRE Staffordshire	CP8, CP9, CP10, DP15, DP16, DP17, CP11 Agreed, especially the need to prioritise provision of affordable homes. CP7 CPRE have reservations regarding housing numbers and settlement hierarchy. CP12 CPRE advocates caution in the exercise of this policy, but places a reliance upon the current interpretation of local "need". It could be that an adoption of this policy could be a better basis for housing allocations to communities rather than that put forward.
csdpd507	Mr Francis Caldwell, Aragon Land and Planning	A number of the strategic objectives need revising so that they take account of the full Regional Spatial Strategy. For example strategic objective 10 does not identify the other sources of housing growth, only the MUA's. In addition, some development on greenfield sites may come forward before PDL if it brings forward other planning advantages, hence CP9 will need to be revised.
csdpd492	Amanda Seedhouse, Berrys	With regard to CP11 and CP12 it is felt that 50% affordable housing is a very high target and will not be suitable in all locations. Levels of

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		affordable housing should be flexible and taken on a site by site basis. Some sites may not be suitable for affordable housing and on smaller sites a commuted sum may be feasible. It is important that affordable housing meets local needs and does not lead to migration from outside the district. Policy should allow for isolated dwellings in the countryside to be permitted in certain circumstances if there is an essential need for a worker(s) to live at or near their place of work. This should include other rural enterprises (such as equestrian yards) in addition to agriculture and forestry.
csdpd476	Mr D M Holmes, Brewwood and Coven Parish Council	In principle, we agree with it providing that sensitive issues are equally distributed throughout South Staffordshire.
csdpd519	Mrs Lesley Seedhouse	Housing should be located on Brownfield sites and within current development boundaries wherever possible. Affordable housing should be for local needs and not encourage migration from outside the area. Allocation of gypsy and traveller sites must be very carefully considered.
csdpd598	Mr Lawrence Wilson, National Express (West Midlands Travel Limited)	There is inadequate consideration of the extent to which transport policy and strategy will impact on Housing Policies.
csdpd677	Mr George Simpson, Fisher German LLP on behalf of Middle Hill Estates Ltd	We feel that the provision of affordable, specialist housing in rural and semi-rural areas for the elderly by means of shared ownership schemes or similar in the development of small scale "retirement villages" should be included in the proposed policy CP11 Affordable Housing CP12 Rural Exception Sites.
csdpd650	Miss Katherine Burnett, British Waterways	Residential moorings are a form of housing and residential boaters are recognised by Government as a specific household group. Residential moorings as a form of housing can meet the needs of the community.
csdpd751	Mrs Charlene Sussums, Carter Jonas on behalf of Mr David Curtis, CWI Trustees	CP7 - We agree with the distribution of housing throughout the hierarchy structure, especially the growth associated with Wombourne. CP8 - Identified villages should allow for development outside settlement boundaries in order to expand and create a sustainable community. CP9 - Release of brownfield land when appropriate, but this should not preclude economic development in the future - which is what the case would be if such sites were developed for residential use. CP11 - Affordable housing provision should be based on the financial viability of the site as 50% affordable may make the project financially unviable.
csdpd738	Mrs Charlene Sussums, Carter Jonas on behalf of F G Davis Ltd	CP7 - We agree with the distribution of housing throughout Wombourne. However other settlements should also be subject to growth such as Wall Heath. CP8 - Identified villages should allow for development outside settlement boundaries in order to expand and create a sustainable community. CP9 - Release of brownfield land when the current use become unviable. CP11 - Affordable housing provision

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		should be based on the financial viability of the site as 50% affordable may make the project financially unviable.
csdspd765	Mrs Charlene Sussums, Carter Jonas on behalf of F Dorsett	CP7 - We agree with the distribution of housing throughout Essington. However other settlements should also be subject to growth such as Sneyd. CP8 - Identified villages should allow for development outside settlement boundaries in order to expand and create a sustainable community. CP9 - Release of brownfield land when the current use become unviable. CP11 - Affordable housing provision should be based on the financial viability of the site as 50% affordable may make the project financially unviable.
csdspd722	Mr John-Rhys Davies, Turnbull Tweedale Planning and Design Ltd	The experimental 25% on top of the 3,500 dwellings will be necessary. Overall the housing policies seem reasonable. CP11 is aiming for around 50% of open market housing to be affordable, which is quite high and may not be viable. Affordable housing can only be realistically provided if it is viable; therefore South Staffordshire Council needs to have a sound evidence base in place before an affordable housing threshold is provided.
csdspd776	Miss Katherine Else, RPS Planning & Development on behalf of Mr Daniel Le Neveu, Persimmon Homes (West Midlands)	The core housing policies reflect back to the identified settlement hierarchy and the level of distribution that this allows for. Without alteration to this hierarchy and the increased level of housing within key settlements such as Featherstone, these Core Policies will not be capable of delivering housing at the right scale and location to meet the needs of the District's population sustainably. Policy CP8 should not preclude development adjoining main service settlements and the larger villages. The principles of Policy CP9 could be revised to allow for a continual monitoring exercise that would indicate where housing is being delivered and identify the need to consider alternative locations as a means of providing the level of housing supply required. Comments on density are agreed to be appropriate. The Core Strategy lacks a Housing Trajectory to demonstrate the deliverability of housing over the plan period from each identified source. The proposal to seek to achieve up to 50% affordable dwellings on qualifying schemes is excessive.
csdspd973	Mr Ray Colbourne, Government Office for the West Midlands	With regard to the matter of land south of Stafford you are urged as a matter of priority to complete joint work with Stafford Borough Council to consider whether the location is one of the most sustainable and suitable locations for the future development of Stafford Town.
csdspd913	Miss Meghan Lewis, Tetlow King Planning on behalf of WM RSL Planning Consortium	Broadly support the proposed core policies. CP9 should be flexible in the approach to brownfield and greenfield land. We further support the setting of locally distinctive settlement density figures and recommend that these be flexible targets. CP10 and CP15 should be informed by the findings of the SHMA and any further local needs surveys. These policies should reference the need to create tenure-blind communities. CP10 should make explicit reference to and set a target for Lifetime Homes. Affordable housing targets in CP11 should vary dependent on need and be subject to negotiation. Separate target figures for social-rented and intermediate affordable housing should be set out in this core policy to ensure an appropriate mix of housing.

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		Support DP17 . Support CP12 , but note that rural exception sites may also be possible in areas other than Green Belt and open countryside.
csdpd921	Angela Kettle, Drivers Jonas LLP on behalf of Mike and Jules Fellows	The Council has identified policies with a broadly suitable approach to housing in the District, and welcomes the proposed inclusion of Core Policy CP10, Type, Size and Tenure of Housing, which would seek to ensure the provision of housing to meet all sectors of the community. Further to this, our Client supports the inclusion of policies that would secure an appropriate mix of housing within the District. Objects to up to 50 percent affordable housing on qualifying sites.
csdpd788	Miss Katherine Else, RPS Planning & Development on behalf of Dr Nigel Roberts,	Policies will not be capable of delivering housing at the right scale and location to meet the needs of the District's population without alteration to the hierarchy and an increased level of housing. Policy CP7 will be appropriate if it is aligned to the prevailing RSS requirement, due to be issued in 2010 following the Examination this year for the period 2006 to 2026. Policy CP8 should not preclude development adjoining main service settlements and the larger villages. The principles of Policy CP9 could be revised to allow for a continual monitoring exercise that would indicate where housing is being delivered and identify the need to consider alternative locations as a means of providing the level of housing supply required. Comments on density are agreed to be appropriate. The Core Strategy lacks a Housing Trajectory to demonstrate the deliverability of housing over the plan period from each identified source. The proposal to seek to achieve up to 50% affordable dwellings on qualifying schemes is excessive.

### Responses to Question 10 - Council Response

The Council has suggested a range of Core Policies and supporting development policies to deliver housing in the plan period and the comments made in support of these policies are welcomed, particularly the strong support for policies covering the type, size and tenure of housing provision of affordable housing and rural exceptions sites.

It is acknowledged that some consultees have raised concern about the overall affordable housing target and the possible impact on development viability and it is accepted that such a target may not be appropriate in all locality areas. The Council will carry out viability assessments of such policies to ensure the Publication Core Strategy is robust.

The specific comments made about the form and content of the suggested housing policies will be taken into account in developing the policy choices and in preparing the Publication Core Strategy.

## G.11 Responses to Question 11

Have we identified the right approach to planning policies to shape and manage development in the District with regard to economic vibrancy?

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<b>ID</b>	<b>Name/Organisation</b>	<b>Summary</b>
csdpd31	Mr Vaughan Welch, Inland Waterways Association (IWA)	Generally yes although we feel that DP21 should also restrict canal side development outside the 'Major' villages
csdpd37	Mr Michael Thomas Boswell	The majority of people object to the expansion of Bobbington Airport.
csdpd59	Mr Ian Smith, Smiths Gore	Support the substance of Policy CP14. Question whether type of matters contained in CP14 should instead be contained in Spatial Strategy. Policy DP18 not necessary. Support the inclusion of Policies CP16, DP25 and DP26. Policy CP16 on rural diversification needs to cater for the fact that this can take a variety of forms. Include Policy CP18, but we would suggest that this provides the required level of detail so that it covers the matters in Policy DP28 in order to negate the need for this additional Development Policy. Question need for Policy DP29, as most planning applications are required to be accompanied by a Design and Access Statement. Question the need for a distinction between Core Policies and Development Policies and precisely what this achieves.
csdpd51	Mr Peter Collings, Claverley Parish Council	The Parish Council agrees with the general wording of proposed Core Policy CP19, in so far as it supports the continued role of Wolverhampton Airport as a general aviation airport, but strongly opposes any physical expansion of the airport for the operation of commercial passenger services.
csdpd52	Mr Peter Collings, Claverley Parish Council	The Parish Council supports proposed Development Policy DP30 in so far as any new development should be of high quality in terms of design and materials, and should be directly related to the general aviation role of the airport and be within its existing site boundaries. Any such proposals should not contravene existing Green Belt Policies. If financially viable the conversion and re-use of existing should be considered first before new built development. The Parish Council recognises the important of small businesses to the local economy and supports proposed Development Policy DP31 in this respect. Regarding the future use of the airport site should all flying operations cease and the airport close, alternative uses should be compatible with existing Green Belt Policies.
csdpd65	Mr Stephen Hill, Birmingham International Airport Limited	Support for CP19. CP19 should resist expansion related to the provision of commercial passenger services and commercial freight services. CP19 and/or Development Policies DP30/ DP31 relating to Wolverhampton Airport should go further and require Wolverhampton Airport to produce a Master Plan to set out its long term development plans/ framework to inform the South Staffordshire Local Development Framework and in particular the Wolverhampton Airport Policy Area Development Plan Document. Such a requirement would be consistent with the West Midlands Regional Spatial Strategy Phase Two Review.
csdpd109	Miss Naomi Wilton, Fisher German LLP	The policy should be amended to include retention, expansion and creation of new business uses to support the social and economic needs of rural communities. Residential conversion should be considered where sustainability criteria are met and no other commercial use is viable.

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ID	Name/Organisation	Summary
csdpd103	Mr Matthew Hardy, Cannock Chase Council	The need to provide employment sites near existing residential settlements, convert underused sites in rural areas for local employment and where the opportunity arises create tourism employment opportunities is supported.
csdpd90	Mr Geoffrey Brown	The sudden and dramatic down-turn in the UK economy will require a more sensitive engagement with stakeholders in the foreseeable future.
csdpd72	Mr. David Giddings, WAAG	WAAG agrees the thrust of CP19 and DP's30 and 31. Re. CP19 question the need for; 'including business aviation', 'context of national and regional policy', Question need to add the rider "which would have a detrimental effect---" as this might allow a proposal to be submitted with 'mitigation'. Perhaps reference to 'any development inappropriate to its Green Belt location' would be better. WAAG believes there should be Core Policy involving the establishment of controls over, and subsequent monitoring of, flight activities at the Airport and that DP31 regarding tenancy should be hardened to encompass aviation-only businesses.
csdpd334	Mr Philip G Sharpe, Inland Waterways Association (IWA)	IWA (Lichfield Branch) supports the need for a Canals and Canalside Development Policy covering canal-related facilities development, but this should also include policy on canal improvements, marinas and residential moorings, the impact of other developments on the canal environment, and continuing support for the restoration of the Hatherton Canal including route protection.
csdpd269	Mr Graham Fergus, First City Ltd on behalf of Mr Gillan John Paris, The Inglewood Investment Company Limited	We support the objective within Policy CP18 that development will be located so as to minimise the need to travel and to provide access via footpaths, cycleways and public transport. We consider that this Policy will most appropriately be met through the location of development in those settlements which have good existing transport networks, for example Huntington.
csdpd240	Mr Tony Price, Housing Plus	A high level of design and layout is supported as this will help "design out" crime and improve community safety.
csdpd191	Mr Graham Fergus, First City Ltd	We consider that the Council should clearly identify those employment sites which will be protected from redevelopment for alternative uses in Policy DP19. Priority should be given to those sites which provide good quality employment facilities for the local and sub-regional employment market. Other sites should be suitable for redevelopment for alternative uses should they become surplus to requirements. We do not consider that our Client's landholding at Smestow Bridge should be identified for retention as an employment site. Support Policy CP18 and suggest that this Policy will most appropriately be met through the location of development in those settlements which have good existing transport networks, for example Wombourne.
csdpd286	Mr Graham Fergus, First City Ltd on behalf of Mr John Bowers,	We support the objective within Policy CP18 that development will be located so as to minimise the need to travel and to provide access via footpaths, cycleways and public transport. We consider that this Policy will most appropriately be met through the location of development in

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ID	Name/Organisation	Summary
		those settlements which have good existing transport networks, for example Penkridge.
csdspd197	Mr Graham Fergus, First City Ltd on behalf of Mr Patrick Wellsbury, Wollaston Properties Ltd	We support the objective within Policy CP18 that development will be located so as to minimise the need to travel and to provide access via footpaths, cycleways and public transport. We consider that this Policy will most appropriately be met through the location of development in those settlements which have good existing transport networks, for example Bilbrook.
csdspd209	Mr Graham Fergus, First City Ltd on behalf of Mr Allan Evans, A T E Developments Ltd	We support the objective of CP13 to deliver at least the scale of new employment proposed by the RSS. In addition to the references to i54 and Hilton Cross, the Policy should support development of the existing Hilton Main Industrial Estate and the land to the east at Essington Quarry which could make a valuable contribution to employment provision within the District.
csdspd274	Mr James Morgan, South Staffordshire Council	Reference needed to 'live/work' units in meeting local housing and employment needs in one solution. Also, we are in support of the approach for the airport in supporting existing business on site whilst promoting new business to maintain employment on the site.
csdspd161	Mr Jim Laws, CAMRA	Support CP15. CP17 good protection is needed for village pubs and DP27 protection of community facilities is essential as outlined in Sustainable Communities and Corporate Strategy Page 19 & 20 3.24 to 3.31 which I strongly support.
csdspd203	Mr Graham Fergus, First City Ltd on behalf of Jack Moody Ltd	We support the objective within Policy CP18 that development will be located so as to minimise the need to travel and to provide access via footpaths, cycleways and public transport. We consider that this Policy will most appropriately be met through the location of development in those settlements which have good existing transport networks, for example Essington.
csdspd250	Mr Graham Fergus, First City Ltd on behalf of Mill Estates	We support the objective of CP13 to deliver the scale of new employment proposed by the RSS. In addition to the references to i54 and Hilton Cross, the Policy should seek to maintain and consolidate the existing employment development at Acton Gate. We note the objective within Policy CP18 that development will be located so as to minimise the need to travel and to provide access via footpaths, cycleways and public transport. We consider that this Policy CP18 will most appropriately be met through the location of development in those locations which have good existing transport networks, for example Acton Gate.
csdspd257	Mr Graham Fergus, First City Ltd on behalf of Mr A Lewis	We support the objective within Policy CP18 that development will be located so as to minimise the need to travel and to provide access via footpaths, cycleways and public transport. We consider that this Policy will most appropriately be met through the location of development in those settlements which have good existing transport networks, for example Acton Trussell.
csdspd220	Mr Richard Gough, Gough Planning	The policy approach advanced is broadly supported.

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ID	Name/Organisation	Summary
	Services on behalf of KGL (Estates) Ltd	
csdspd387	Mr Peter Kelley	CP15 & 17 are particularly important.
csdspd325	Mr David Haston, Haston Reynolds Ltd on behalf of Mr Andrew Whitlock	CP16, DP15 and DP26 are considered to be positive policies which should help to support, maintain and enhance agricultural businesses, farm diversification enterprises and other rural based businesses. The intention to facilitate the re-use or replacement existing rural buildings for employment uses is supported. Consideration should also be given to extending CP16 and DP15 to facilitate the appropriate expansion of existing rural businesses through the construction of new buildings. CP19 is strongly supported. It is suggested that these restrictions/caveats should also be included in some way within policies DP30 and DP31. Consideration should be given to amalgamating policies DP30 and 31.
csdspd330	Mr David Haston, Haston Reynolds Ltd	The general thrust of policies CP14, DP18, DP20, DP21, DP23, DP24, CP16, DP25 and DP26 is supported. Support for tourism related developments within policies DP18 and DP20 is welcomed. The Council is applauded for recognising that the canal network in South Staffordshire is currently under-utilised tourism asset and the inclusion of Policy DP21 in conjunction with DP20 is welcomed. Notwithstanding the constraints currently imposed by PPG2, consideration should also be given to the inclusion of other marina related developments such as information points and chandleries, unless already covered by policies DP23 and/or DP24
csdspd343	Mrs Taylor, Sport England	CP17 is supported in principle but it needs to address the full scope of PPG17 and address any qualitative, quantitative and accessibility issues for the full scope of sports facilities (indoor and outdoor) based on a robust evidence base. At present it is not underpinned by an indoor sports strategy and does not really address quantitative or accessibility issues.
csdspd310	Mr Jamie Lewis, Hunter Page Planning on behalf of Mrs Barbara Simpson	Support the CP policies in this section as it is important to maintain a strong local economy. However there should be a reference to 'live-work' opportunities in the DP policies under CP14.
csdspd447	Mr Bill Jones, Cheslyn Hay Parish Council	Retention of local shops needs to be encouraged and more fast food premises discouraged.
csdspd613	Jean Buxton, Advantage West Midlands	The proposed approach to economic development is to be supported. In particular the safeguarding of existing good quality employment sites, a balanced approach between employment and housing land, prioritising the re-use of land in sustainable locations, encouraging new employment opportunities, focusing the majority of development in the main service villages, rural diversification and the re-use of redundant farm buildings for employment uses are all policies that support the WMES. The Agency further supports the mention of the

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ID	Name/Organisation	Summary
		delivery of the employment land allocations at Four Ashes, Royal Ordnance Factory Featherstone, i54 and Hilton Cross.
csdpd535	Councillor Malcolm Harris	More needs to be done to retain and encourage local retail shops and not only fast food outlets.
csdpd432	Mr Martin Beddall	Responses relate to my village & area. Support canal policy as Bratch is major tourist point in Wombourne & should not be destroyed. DP20 & DP21, page 84. Tourism. If industry is not going to be rebuilt on the currently semi-derelict land off Ounsdale Road, how about a marina to help the canal and tourism. Responses relate to my village & area.
csdpd579	Mr PJD Goode, CPRE Staffordshire	Agree with CP14, DP18, DP20/21, DP22, CP15, DP23, DP24, CP17, DP27, DP29. CP13 CPRE has set out its reservations above regarding the employment development distribution. CP16 CPRE has questioned above the continuation of a rural diversification policy other than for farming and tourist purposes. DP25 and 26 Do not support the conversion of redundant rural buildings. CP18 It is over this particular policy that CPRE has the greatest reservations. We find it difficult to reconcile a spatial strategy of dispersed settlements with achievement of "minimising the need to travel".
csdpd552	Mrs Sarah Faulkner, National Farmers Union (West Midlands Region)	While we welcome support for agriculture and related developments in CP16 and DP26 we need more information about the intention to promote sustainable forms of agriculture and on how the Council intends to 'guide agricultural developments'.
csdpd508	Mr Francis Caldwell, Aragon Land and Planning	A number of the strategic objectives need revising so that they take account of the full Regional Spatial Strategy. For example strategic objective 10 does not identify the other sources of housing growth, only the MUA's. <i>Nb: Response also relevant to Q3.</i>
csdpd493	Amanda Seedhouse, Berrys	Policy should not preclude rural buildings from being converted into residential uses. It is important to retain traditional buildings and in some cases residential use may be the best way to achieve this. CP16, DP25, DP26 - support for suitable rural businesses in addition to agriculture is essential. New buildings should be considered in addition to the conversion of existing buildings, although it is acknowledged that new building within the Green Belt needs to be justified.
csdpd477	Mr D M Holmes, Brewood and Coven Parish Council	In principle we agree, however, we have great concerns about recent planning applications regarding waste disposal - the type of material being processed and extra, heavy traffic movements in Four Ashes. Also, concerns over the management of green waste.
csdpd520	Mrs Lesley Seedhouse	Employment should be for local people. Small rural businesses should be supported where it will not have a detrimental effect on Green Belt, the environment and the amenities of local residents. Development on the best agricultural land (Grades 1 & 2) should be strongly justified. I oppose any expansion of the airport or change to the services offered.
csdpd599	Mr Lawrence Wilson, National Express (West	There is inadequate consideration of the need for traffic management and highway measures to support public transport.

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ID	Name/Organisation	Summary
	Midlands Travel Limited)	
csdpd619	Mr David Nock, Highways Agency	The Highways Agency notes the key themes from the Strategic Community Strategy which runs as a motif through the document, and welcomes the references to sustainable patterns of development and transport under both the Environmental Quality and Economic Vibrancy headings.
csdpd315	Mr Jamie Lewis, Hunter Page Planning on behalf of Mrs Barbara Simpson	Whilst general support is given to each of CP13 to CP19 as a strong local economy is important to the area, it is considered that CP16 or its related development policies should make reference to 'live work' development as identified in the Government's response to the Taylor Report.
csdpd558	Mr Ben Stacey, Bellway Homes Ltd	Policy DP27 should be extended further to state that where enhancement can take place development should happen alongside it to make sure it happens. This will enable sustainable development to take place and should be a trigger/locator for development.
csdpd630	Ms Rose Freeman, The Theatres Trust	We support policy 11 to recognise the key role played by leisure and cultural facilities (non-shopping uses) in contributing towards creating vital and vibrant village centres. In order to increase participation in cultural activity and meet future community needs for cultural facilities, local authorities and their partners should give consideration to providing neighbourhood and local facilities that combine space or resources for a range of cultural, commercial and community activities in one place. We support polices CP17 and DP27.
csdpd665	Ms Amanda Smith, English Heritage	For policy CP16 Rural Diversification and accompanying development policies (e.g. DP25), an important part of the evidence base for informing the development of policy is the County Council's historic farmsteads mapping and characterisation project.
csdpd678	Mr George Simpson, Fisher German LLP on behalf of Middle Hill Estates Ltd	We broadly agree with the approach taken although the potential for a storage and distribution development at junction 11A of the M6 should not be overlooked.
csdpd651	Miss Katherine Burnett, British Waterways	DP18 - The waterways can support local economies where business locations may be sited adjacent to the waterway, the use of the canal infrastructure for public transport purposes will ensure locations are accessible. Welcome the reference to ' Supporting the use of the canal network for appropriate tourism related development' in Policy DP20. Supports the inclusion of a specific policy (DP21) in regard to canals and canalside development. CP16 - Appropriate tourism related businesses and recreational uses in the countryside are akin to the waterways and can provide support for rural communities. Both expansion of existing facilities together with new tourism related business may be appropriate to the rural areas of South Staffordshire.
csdpd714	Mrs Helen Binns, R P S on behalf of	Hhaving regard to the College's future building rationalisation and improvement programme, it is vitally important that the Core Strategy

## Appendix G . Responses to Questions

ID	Name/Organisation	Summary
	South Staffordshire College	provides a positive planning policy context in relation to the site and one which removes the need for new development to demonstrate such very special circumstances.
csdspd546	Ms Gillian Griggs, GVA Grimley on behalf of Kilbride Four Ashes	CP13 should include specific recognition of the potential for a Regional Logistics Site at Four Ashes, Stretton. We support Policy CP14 which encourages new employment opportunities in the District , the provision of which are essential for the ongoing prosperity of the District and sub-region, in line with emerging PPS4.
csdspd699	Mr Hugh Lufton, Staffordshire County Council	Economic Vibrancy mentions LTP in terms of promoting public transport and alternative modes such as walking and cycling.
csdspd706	Annette Roberts, Black Country Local Planning Officers	CP13 is welcomed as its supports Policies PA7 and PA8 of both the adopted RSS and the Preferred Option. However, there is little reference to the potential Regional Logistics Site (RLS) in southern Staffordshire required to serve the Black Country, as identified in the Preferred Option (Policy PA9). It is considered that the proposed RLS should be recognised in policy in the South Staffordshire Core Strategy. The proposed core policy CP14 and CP15 are considered to be consistent with the Rural Renaissance objectives of both the adopted and emerging RSS.
csdspd752	Mrs Charlene Sussums, Carter Jonas on behalf of Mr David Curtis, CWI Trustees	We agree with supporting the local economy and other measures to support the local economy as outlined in DP18 and CP 14 and 15.
csdspd766	Mrs Charlene Sussums, Carter Jonas on behalf of F Dorsett	CP14 - We agree with supporting the local economy and other measures to support the local economy as outlined in DP18 and CP15.
csdspd828	Mr Mathew Jones, Drivers Jonas LLP on behalf of SI Group - UK Limited	In summary, our Client is broadly supportive of the policies contained within the Core Strategy Preferred Spatial Strategy consultation document. However, it is considered that the approach to economic development and employment land could be enhanced through increased recognition of the potential for further employment growth and economic development at Four Ashes following the recent grant of outline permission for warehouse development on the redundant land adjacent to our Client's existing chemical works. This would enable the Council to meet employment requirements, whilst providing encouragement towards sustainable economic development that would provide employment opportunities within the District.
csdspd727	Mr Adam Bunn, Roger Tym and Partners on behalf of Mr Nick Sealy, Somerfield Stores Ltd	We welcome the inclusion of a 'Village centres and shopping' policy. Policy CP15 is supported; however it is considered the policy needs to more clearly articulate that proposals for new retail development should satisfy (where appropriate) the five development control 'tests' as outlined in PPS6, as summarised above.

## Appendix G . Responses to Questions

<b>ID</b>	<b>Name/Organisation</b>	<b>Summary</b>
csdpd966	Mr David Thompson, DGF & MAM Thompson	A policy which limits the availability of housing within commuting distance of the Black Country will make recruitment even harder for employers located in the Black Country. It should be acknowledged that for employers who are recruiting in skilled staff from outside the area, the availability of housing in rural or semi-rural areas adjoining the Black Country is an important attraction.
csdpd924	Mr Charles Wilson	Wombourne has a lot to offer with regards to tourism. Parking could be increased at the station car parks. The lack of pedestrian walkways/Cycle Paths between the villages, with appropriate parking, would be an added attraction to Tourists, and, as mentioned earlier, a benefit to the villagers. Mutual safety for drivers, cyclists and pedestrians is paramount.
csdpd922	Angela Kettle, Drivers Jonas LLP on behalf of Mike and Jules Fellows	Support proposed Policy DP18, CP15, CP17 and DP27. These policies would secure the vitality and viability of the villages, ensuring that communities have access to key services and facilities.
csdpd972	Sarah James, CEPOG Support Team	CP19 is considered to accord with Policy T11 of the West Midlands RSS, and the recent appeal decisions regarding Coventry Airport.
csdpd819	Mr Gerald Sweeney, Alliance Planning on behalf of Black Country Reclamation	Support Policy CP13, CP18 and Objective 9. The economic vibrancy section of the Core Strategy should recognise the importance of alternative forms of employment development and the contributions that will have upon broadening the employment sectors within South Staffordshire. Policy CP18 of the Core Strategy relates to development and sustainable transport. The Council should also ensure that future developments are located within sustainable areas that are accessible by public transport, such as Essington, that will be accessible by the local community.
csdpd955	Mr Mark Sackett, R P S Group on behalf of Hilton Park @ J11	The Strategy will not be found sound unless it addresses the issue of Regional Sites. The site Hiltonpark@J11 is considered suitable in combination to address identified needs in the RSS for logistics provision for the North Black Country area and also a further Regional Investment Site opportunity to follow the success of the Hilton Cross and i54 schemes in the area.

## Appendix G . Responses to Questions

### Responses to Question 11 - Council Response

The comments made in response to the consultation show support for the economic vibrancy policies including strong support for the delivery of regional employment sites, and the positive policies for tourism, rural employment/diversification and the canal network. The suggested transport policies are also supported particularly the recognition that development will be located so as to minimise the need to travel. These statements of support are welcomed.

Specific comments have been made about the suggested policies for Wolverhampton (Halfpenny Green) Airport and these generally support the Council's proposed planning policy approach to the role of the Airport and the management of development.

Comments have also been made concerning the allocation of sites for employment use and the provision of a Regional Logistics Site in South Staffordshire.

The specific comments made about the form and content of the suggested economic vibrancy policies will be taken into account in developing the policy choices and in preparing the Publication Core Strategy. Matters relating to the identification of employment sites including Regional Logistics Sites will be considered in the site Allocation DPD.

## G.12 Responses to Question 12

Have we identified the right approach to planning policies to shape and manage development in the District with regard to Community Safety?

ID	Name/Organisation	Summary
csdspd60	Mr Ian Smith, Smiths Gore	We would suggest that Policy DP32 could be adequately covered in either an overarching Core Policy on design such as Policy CP3, or within Policy CP20. No need for separate CP and DP policies and potential for repetition within policies.
csdspd221	Mr Richard Gough, Gough Planning Services on behalf of KGL (Estates) Ltd	The policy approach advanced is broadly supported.
csdspd388	Mr Peter Kelley	I think the need to improve the police presence needs emphasizing.
csdspd303	Mr Mike Woolner, First Plan on behalf of Mr A Hill, Broomco 791 Ltd	Proposed policy CP 20 seeks to ensure that buildings and spaces are designed to reduce the opportunities for crime and fear of crime and anti-social behaviour and promote safe living environments. Our client supports this approach; the development of the Brinsford Lodge will achieve this aim and will create a high quality safe living environment.
csdspd224	Mr Richard Gough, Gough Planning Services on behalf of Staffordshire Police	In addition to seeking to design out crime, it must be recognised that Police services presence will also be necessary. The increased requirement arising directly from development should be funded by that development. The Core Strategy should make reference to the requirement for development, through Planning Obligations, to fund the physical and social infrastructure necessary to deliver development and to create safe communities.

## Appendix G . Responses to Questions

ID	Name/Organisation	Summary
csdspd580	Mr PJD Goode, CPRE Staffordshire	CP20/ DP32 CPRE agrees, but enters the view that perhaps the best crime deterrent is that of creating such attractive housing environments that residents value them highly and are not prepared to condone criminal or anti-social behaviour that detracts from its enjoyment. This conforms closely to the police philosophy that good policing relies largely upon public co-operation. CPRE draws attention to the detrimental physical design measures sometimes proposed to tackle crime which result in bleaker, regimented environments totally counter-effective.
csdspd478	Mr D M Holmes, Brewood and Coven Parish Council	In principle we agree, however, policing and surveillance is under resourced.
csdspd703	PC 3484 Gordon Scott, Staffordshire Police	We recognise that Sect 106 revenue contributions are ongoing and request that if revenue contributions are granted that they are made available for a 2-3 year time period in order to allow Government mainstream funding the time to "catch up" and take over the ongoing financial commitment. I note that there is no mention of Neighbourhood Policing in Appendix 6 under the Infrastructure Category; Social and Community Infrastructure, and request that this area is re-visited.
csdspd679	Mr George Simpson, Fisher German LLP on behalf of Middle Hill Estates Ltd	We agree with the approach taken to designing out crime.
csdspd652	Miss Katherine Burnett, British Waterways	Welcomes the provision of policies within the plan ensuring that the design of new developments aims to reduce crime and anti-social behaviour including criminal damage. The canal network and its associated structures are not immune from anti-social behaviour such as vandalism, graffiti etc. which is detrimental to the historic structures and costly to repair/replace/make good.
csdspd753	Mrs Charlene Sussums, Carter Jonas on behalf of Mr David Curtis, CWI Trustees	We support the design and reduction of crime.
csdspd740	Mrs Charlene Sussums, Carter Jonas on behalf of F G Davis Ltd	We support the design and reduction of crime.
csdspd767	Mrs Charlene Sussums, Carter Jonas on behalf of F Dorsett	CP20 - We support the design and reduction of crime.
csdspd925	Mr Charles Wilson	Concerns expressed regarding public safety on country lanes where there exists a lack of pavements.

## Appendix G . Responses to Questions

### Responses to Question 12 - Council Response

The comments made in support of the policies for community safety are welcomed and any specific points raised which require further consideration will be taken into account in developing the policy choices and in preparing the Publication Core Strategy.

### G.13 Responses to Question 13

Have we identified the right approach to planning policies to shape and manage development in the District with regard to Health and Well Being?

ID	Name/Organisation	Summary
csdspd33	Mr Vaughan Welch, Inland Waterways Association (IWA)	Other than the canal providing a linear exercise park this is generally outside our remit
csdspd61	Mr Ian Smith, Smiths Gore	We acknowledge that there is a need for the overarching Core Policy CP21 on Open Space, Leisure, Recreation and Culture. Given that this is in place, we do not believe it is necessary to also include Development Policy DP33. No need for separate CP and DP policies and potential for repetition within policies.
csdspd204	Mr Graham Fergus, First City Ltd on behalf of Jack Moody Ltd	We support the objective within Policy CP21 to improve and enhance facilities for children's play and youth development and consider that development of the White Land offers an opportunity to achieve this for Essington.
csdspd374	Mr David Curtis, CWI Trustees	Support the confirming of the Wombourne Railway walk and retaining the recreational space behind the Bratch Pumping Station.
csdspd389	Mr Peter Kelley	The provision and funding of maintenance services needs to be addressed.
csdspd304	Mr Mike Woolner, First Plan on behalf of Mr A Hill, Broomco 791 Ltd	Proposed Policy CP21 sets out that the provision of additional open space, play space, leisure and recreation facilities will be supported. Our clients agree that this is the right approach. The development of the Brinsford Lodge site can deliver additional facilities which will benefit the residents of Featherstone.
csdspd222	MR Richard Gough, Gough Planning Services on behalf of KGL (Estates) Ltd	The policy approach advanced is broadly supported.
csdspd345	Mrs Taylor, Sport England	Needs to address the full scope of PPG17 and address any qualitative, quantitative and accessibility issues for the full scope of sports facilities (indoor and outdoor) based on a robust evidence base. At present it is not underpinned by an indoor sports strategy and does not really address quantitative or accessibility issues.

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ID	Name/Organisation	Summary
csdspd581	Mr PJD Goode, CPRE Staffordshire	CP21/DP33/DP35 CPRE agrees these, but believe that the policies lack emphasis on the mental enjoyment of open space which recent research has confirmed as reducing mental stress and enhancing well-being and physical health. In this respect the countryside itself is one of the main sources of "re- creation" but is sadly under-played in these policies, as are the element of beauty and attractiveness for which the terms "amenity" and "qualitative" provision are cold substitutes.
csdspd495	Amanda Seedhouse, Berrys	In some circumstances open space within development boundaries could be considered for development if appropriate and suitable alternative sites for open space are available or can be provided.
csdspd479	Mr D M Holmes, Brewood and Coven Parish Council	We appreciate the fact that we are well provided for.
csdspd522	Mrs Lesley Seedhouse	Recreational facilities and open space should be very careful sited so as not to adversely impact on existing residential areas.
csdspd564	Mr Grady McLean, Natural England	We broadly support the approach identified to shape and manage development in the District with regard to Health and Well being. We recommend that the proposed Core policy should be modified to integrate the over-arching concept of multi-functional green space commonly referred to as green infrastructure and defined in PPS 12.
csdspd631	Ms Rose Freeman, The Theatres Trust	We comment on the title of policy CP21 and suggest the word 'Culture' is omitted as the policy is self-contained within the Open Space, Leisure and Recreation 'umbrella'. The use of the word is misleading and superfluous as the topic refers only to sport and physical activities and is therefore dissimilar to CP17 which protects and enhances cultural facilities, usually associated with 'cerebral' activities (libraries, museums, art galleries, cinemas and theatre).
csdspd666	Ms Amanda Smith, English Heritage	As part of policy CP21 the heritage value of existing and new open spaces should also be recognised and promoted. The historic environment can make a vital contribution to green infrastructure networks as well as benefit from improved maintenance and management.
csdspd680	Mr George Simpson, Fisher German LLP on behalf of Middle Hill Estates Ltd	We broadly approve of the approach taken to health and well-being but feel that the specific needs of the elderly population need to be addressed in a separate policy.
csdspd653	Miss Katherine Burnett, British Waterways	Welcomes the inclusion of a policy (CP21) to support proposals and activities which protect, retain or enhance existing leisure and recreation facilities. The canal corridors should not be solely classified as Green Space networks due to their multi functional nature and 'blue space' network character and BW wishes to ensure that Policy DP34 will not prejudice the potential for the regeneration and development of the land adjacent to the canal itself, nor sterilise or limit activity along the corridor.

## Appendix G . Responses to Questions

ID	Name/Organisation	Summary
csdspd754	Mrs Charlene sussums, Carter Jonas on behalf of Mr David Curtis, CWI Trustees	We support policy DP35 as it is vital to retain open space within the villages, whilst allowing for appropriate expansion into the Green Belt to allow for growth in the Main Service Villages such as Wombourne.

### Responses to Question 13 - Council Response

A number of comments have been made in support of the policies relating to health and well being particularly the approach to the protection, retention and enhancement of open space, and it has been suggested that the core policy should be modified to include reference to green infrastructure. These statements of support are welcomed.

The specific comments made about the form and content of the suggested health and well being policies will be taken into account in developing the policy choices and in preparing the Publication Core Strategy.

## G.14 Responses to Question 14

Have we identified the right approach to planning policies to shape and manage development in the District with regard to Children and Young People?

ID	Name/Organisation	Summary
csdspd205	Mr Graham Fergus, First City Ltd on behalf of Jack Moody Ltd	We support the objective within Policy CP22 to support and enhance existing open space, play space, leisure and recreation facilities and consider that development of the White Land offers an opportunity to achieve this for Essington.
csdspd390	Mr Peter Kelley	I consider the provision of youth services is critically important.
csdspd306	Mr Mike Woolner, First Plan on behalf of Mr A Hill, Broomco 791 Ltd	Proposed Policy CP22 sets out that proposals for the improvement and enhancement of facilities for children's play and youth development will be supported. Our clients agree that this is the right approach. The development of the Brinsford Lodge site can deliver playspaces for children and recreational facilities which will be available for the whole community.
csdspd223	MR Richard Gough, Gough Planning Services on behalf of KGL (Estates) Ltd	The policy approach advanced is broadly supported.
csdspd346	Mrs Taylor, Sport England	Accessibly good quality and well managed sports facilities are key to ensuring young people get into a good habit of healthy lifestyles.
csdspd582	Mr PJD Goode, CPRE Staffordshire	CP22 CPRE agrees that provision of play and learning opportunities is appropriately mentioned. It has to be conceded however that spatial planning takes a minor part in children's well-being compared to family

## Appendix G . Responses to Questions

ID	Name/Organisation	Summary
		and social policies relating to their place in society and their relationships with other society members.
csdspd480	Mr D M Holmes, Brewwood and Coven Parish Council	Educational provision is good - pre-school and primary education. Our concerns are that our Scouts and Youth club facilities are being taken away which seems to be at odds with catering for a need within a community. We are receiving no help from either County or District Councils to resolve this matter.
csdspd523	Mrs Lesley Seedhouse	Careful siting is required for new facilities so as not to adversely impact on existing residential areas or facilities.
csdspd681	Mr George Simpson, Fisher German LLP on behalf of Unknown, Middle Hill Estates Ltd	Yes we agree broadly with the approach taken with regard to children and young people.
csdspd654	Miss Katherine Burnett, British Waterways	British Waterways supports proposals and initiatives to improve access to leisure and recreation facilities for children and young people in CP22.
csdspd702	Mr Hugh Lufton, Staffordshire County Council	The residential development associated with the future development of the district will have an impact on education provision; however at this stage it is not possible to be precise about the implications on individual schools. Schools in some areas are currently full and are projected to remain full for the foreseeable future without additional new residential development. The additional pupils generated from housing proposals will impact on current school provision, and could alter the future pattern of education and, therefore, contributions from developments will be necessary. Clearly, new developments will impact on a range of services, such as libraries, recreation, leisure and community facilities, which could be co-located on school sites. The County Council's strategy for Community and Learning Partnerships gives schools an important role in delivering adult, family, leisure and community services to local residents.

**Responses to Question 14 - Council Response**

There is strong support for the suggested policy approach for children and young people and many of the respondents recognise the importance of providing services and facilities for children and young people in our villages. These statements of support are welcome.

**G.15 Responses to Question 15**

Do you have any views on the Implementation and Infrastructure Delivery Plan or any other aspects relating to development and infrastructure delivery?

## Appendix G . Responses to Questions

<b>ID</b>	<b>Name/Organisation</b>	<b>Summary</b>
csdpd6	Mr Malcolm Bissell	Improvements to the consultation process could be made.
csdpd77	Mr Geoffrey Brown	There should be more emphasis on the need for green belt to manage development rather than "protecting" boundaries. Needs change, and to be effective the boundaries need to expand and/or contract periodically in order to effect proper control.
csdpd94	Mr Geoffrey Brown	The sudden and dramatic down-turn in the UK economy will require a more sensitive engagement with stakeholders in the foreseeable future. Also, future expectations of Developers Contributions will need to be substantially reduced if schemes are to remain viable. This will affect all development during the plan period.
csdpd124	Miss Morag Edward, SLR Consulting Ltd on behalf of Mr Gil Paris, The Inglewood Investment Company Limited	We applaud the Council's decision to seek to establish partnerships with delivery agencies and developers to facilitate the delivery of development within the District.
csdpd295	Mr M J Holder, Great Wyrley Parish Council	On the development of Community Facilities the Parish Council would wish to comment as follows, The current grant policies of the District Council are geared to be restrictive on helping the Parish Councils, especially in respect to repairs on buildings and play areas. some relaxation would need to be made. Protection of the open countryside will not be achieved by building 350 homes within it as per the Stafford housing allocation.
csdpd241	Mr Tony Price, Housing Plus	Strongly support the partnership approach as the only way to deliver the aims and intentions of the Strategy. Agree with the key role to be played by housing associations and developers in the providing the housing elements. However, the key relationships need to be encouraged and managed. There needs to be a closer link between the targets and indicators identified in this Strategy and the Local Area Agreement (LAA). The involvement of the County Council is also supported but there needs to be more reference to their Changing Lives programme and the subsequent requirements to provide accommodation and support in the community for older people and those with some specific needs.
csdpd278	Mr James Morgan, South Staffordshire Council	Paragraph 9.4 should read 'affordable housing' not 'social housing'. Private developers also have an important role in developing affordable housing, not just in terms of section 106 contributions, but also in their own right as they are also able to apply for grant to undertake affordable housing. We must not understate the role of the private sector in delivery.
csdpd291	Mr James Morgan, South Staffordshire Council	In Appendix 6, Development Proposals table -add Private Developers as delivers of both affordable housing and extra care housing.

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<b>ID</b>	<b>Name/Organisation</b>	<b>Summary</b>
csdspd376	Mr David Curtis, CWI Trustees	The Friends of the Bratch do not have a view on this.
csdspd391	Mr Peter Kelley	The monitoring of CP15 takes no account of commercial closures.
csdspd347	Mrs Taylor, Sport England	In order to ensure the Council is clear what sports infrastructure needs to be delivered it is key that comprehensive PPG17 strategies are in place and they have assessed new needs arising from growth. Sport England have many tools to assess need and will help the Council in this regard. A new pool or sports hall involves major capital and revenue commitment. This might be provided by the private sector, through education(opening up facilities on school sites), public sector provision or joint provision with neighbouring local authorities. It is vital the Council is aware of its needs and how these needs can be met in order to ensure the right infrasture can and is provided.
csdspd421	Councillor Graham Spandler, Acton Trussell Parish Council	Consider it grossly unfair that this area of Acton Trussell should be used for a large quantity of housing for Stafford Borough. This is hardly mentioned in the development framework.
csdspd451	Mr Bill Jones, Cheslyn Hay Parish Council	We are surprised that there are not more concerns expressed about infrastructure capacity, particularly with regard to sewage and traffic problems.
csdspd615	Jean Buxton, Advantage West Midlands	It is unclear how the Strategic Park and Ride facility at Brinsfordis will be taken forward / supported through the use of an appropriate policy as there appears to be no further mention of it in the document. The Agency would support the facility as a welcome addition to the sub-regional transport network, as it proposes both bus and rail-based improvements.
csdspd466	Ms M Cashmore, The Ramblers Association Staffordshire Area	Any large housing development needs to have sufficient infrastructure to support it or it's going to become another soulless isolated estate. They also need connecting paths and cycle routes and open space nearby.
csdspd539	Councillor Malcolm Harris	It is difficult to believe that no concerns have been raised by agencies regarding highway infrastructure capacity and sewage capacity within Cheslyn Hay. Problems are recognised now with new traffic management systems having to be considered and the local authority is well aware of the considerable problems being experienced over recent years with regards to sewage overflows.
csdspd436	Mr Martin Beddall	Good luck in getting all the different bodies (companies and Council depts) to work together to deliver this strategy.
csdspd583	Mr PJD Goode, CPRE Staffordshire	In the light of current circumstances the tightest-possible control of phasing of development is essential. Some major thought should also be given to what is now called the "trajectory" or direction and pace of development against the development of the above trends. It may well be that presence of existing infrastructure - physical and social - determines the pattern and progress of development. In CPRE's view the provision of "affordable housing" in its widest definition is one of the first objectives of any plan.

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ID	Name/Organisation	Summary
csdpd509	Mr Francis Caldwell, Aragon Land and Planning	Yes. In view of the market conditions "a tariff" based approach needs to be considered carefully. It would be preferable if this was a separate DPD.
csdpd605	Miss Becky Clarke, Environment Agency	We agree that the Core Strategy will need to include an implementation and infrastructure delivery plan. We support the implementation and Infrastructure Delivery Plan contained within Appendix 6 we are especially encouraged by the inclusion of SuDS in all new development and the integration of green infrastructure in new development.
csdpd497	Amanda Seedhouse, Berrys	Sufficient time needs to be given for interested parties to respond to policy documents. Dates of meetings and workshops should take dates of publication and deadlines for responses into account.
csdpd481	Mr D M Holmes, Brewwood and Coven Parish Council	Given that Brewwood is considered as a main service village and has an excellent medical practice, support must be given to re-house this facility in new, up-to-date accommodation.
csdpd524	Mrs Lesley Seedhouse	The delivery of the spatial strategy should not lead to the need for constructing new roads.
csdpd603	Mr Lawrence Wilson, National Express (West Midlands Travel Limited)	Localised developer contributions may not be appropriate to fund the development of bus services, which by the nature of transportation is about inter-locational movement rather than being location-particular.
csdpd617	Les Morris, National Grid	National Grid have a number of high voltage electricity overhead transmission lines / underground cables within South Staffordshire Council's administrative area that form an essential part of the electricity transmission network in England and Wales. The Penn substations 400kV & 275kV is also located within the administrative area of South Staffordshire Council. National Grid Gas Distribution owns and operates the local gas distribution network in the South Staffordshire Council area. If you require site specific advice relating to our local gas distribution network then information should be sought.
csdpd667	Ms Amanda Smith, English Heritage	The development of green infrastructure this should include opportunities for using and improving the management of the historic environment.
csdpd627	Miss Rachel Bell, Centro	Centro welcomes that this document encourages development to be focused in areas with pre-existing public transport, however, it is important that additional provision and improvements are also made. Although it is stated in this document that sustainable forms of transport will be encouraged, it is not clear how this is to be achieved. In line with this, transport should be considered more fully in Section 6 which sets out the Strategic Objectives.
csdpd655	Miss Katherine Burnett, British Waterways	The canal network can be identified as a form of physical infrastructure, social and community infrastructure, and broadly speaking green/blue infrastructure. One of the priorities for the improvement of the Canals is access (in particular disabled access). There is a lot of further work required, ideally in conjunction and with the support of the council for

## Appendix G . Responses to Questions

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		example further access improvements at Penkridge. Agree that developer contributions are likely to have a significant role in infrastructure delivery.
csdspd620	Mr David Nock, Highways Agency	Whilst the Highways Agency therefore has no concerns of any significance in relation to the manner and direction in which the Core Strategy is developing, there are a number of key issues that need to be addressed. From the key issues, of major concern to the Highways Agency in South Staffordshire, as elsewhere, is the delivery of sustainable transport infrastructure and its relationship with future growth.
csdspd624	Mr Bernard Benchella, Commission for Architecture and the Built Environment (CABE)	Unfortunately, due to limited resources, we are unable to comment on this document. Please refer to the CABE Guidance "Making design policy work: How to deliver good design through your local development framework", "Protecting Design Quality in Planning" and "Design at a glance: A quick reference wall chart guide to national design policy".
csdspd697	Mr Hugh Lufton, Staffordshire County Council	No mention of Staffordshire County Council's Local Transport Plan (LTP). It is unlikely that community transport schemes could be developer funded as funding would be required indefinitely to maintain such a scheme, it may be reliant on volunteer assistance and subsidies for its longevity. Transport Infrastructure delivery by Staffordshire County Council via Local Transport Plan not SSC.
csdspd707	Annette Roberts, Black Country Local Planning Officers	The Preferred Strategy identifies Brinsford Strategic Park and Ride and the M54-M6/M6 Toll Link Road as developments which are likely to be delivered in the Plan period, which supports Policies T6 and T9 of both the adopted RSS and the Preferred Option. However, it is considered that the document would have more weight if these projects were recognised in a strategic infrastructure policy rather than as supporting text.
csdspd711	Sarah James, CEPOG Support Team	The Preferred Strategy identifies Brinsford Strategic Park and Ride and the M54-M6/M6 Toll Link Road as developments which are likely to be delivered in the Plan period. However, it is considered that the document would have more weight if these projects were recognised in a strategic infrastructure policy rather than as supporting text.
csdspd565	Mr Grady McLean, Natural England	Given the guidance in PPS12 we consider that infrastructure delivery plan should include reference to the type and distribution of green infrastructure that will be provided as part of significant development planned in the district. Many local authorities are taking this work area forward by developing green infrastructure strategies.
csdspd755	Mrs Charlene Sussums, Carter Jonas on behalf of Mr David Curtis, CWI Trustees	The Preferred Spatial Strategy will not have any significant impact on the capacity of existing service provision and infrastructure. Developers contributions must not hinder the development process with unviable contributions that lead to projects becoming financially unviable.

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ID	Name/Organisation	Summary
csdpd741	Mrs Charlene Sussums, Carter Jonas on behalf of F G Davis Ltd	The Preferred Spatial Strategy will not have any significant impact on the capacity of existing service provision and infrastructure. Developers contributions must not hinder the development process with unviable contributions that lead to projects becoming financially unviable.
csdpd768	Mrs Charlene Sussums, Carter Jonas on behalf of F Dorsett	The Preferred Spatial Strategy will not have any significant impact on the capacity of existing service provision and infrastructure. Developers contributions must not hinder the development process with unviable contributions that lead to projects becoming financially unviable.
csdpd723	Mr John-Rhys Davies, Turnbull Tweedale Planning and Design Ltd	There appears to be an over dependence on developer contributions to provide for infrastructure, this is indicated at paragraph 9.14 and also earlier in the document. Developer contributions will reduce the viability of schemes, so the LPA should co-operate with developers, to deliver contributions that will not make schemes completely unviable, so that the development objectives can be delivered.
csdpd963	Mr Ray Colbourne, Government Office for the West Midlands	We are pleased to see that you are to prepare an Implementation and Infrastructure Delivery Plan. It will be important for the implementation plan to be fully supported by key stakeholders such as infrastructure providers.
csdpd930	Mr P Serieys, Codsall Parish Council	There is a long-recognised, and much debated, problem of congestion and limited parking in the centre of Codsall. Current issues include all-day parking by rail users, long-stay use in short-term bays in the vicinity of shops, and parking in unsuitable streets in the central area. In addition, the road system in the village reflects the needs of a different era when communities were less mobile and commercial activity more centralised. Many roads in Codsall are narrow with, in some cases, limited or no footpaths. Alleviation of this is being sought; any solution will be a compromise, and only a compromise, that will attempt to address current parking demands and traffic levels. Any developments that place further demand on the already strained traffic management of Codsall are clearly undesirable. It is difficult to identify any means by which this issue can be resolved in a way that will accommodate additional traffic and parking without seriously compromising the declared objectives of the CSDP. It is inevitable that other public and social resources in Codsall would also be placed under strain. This would include schools, medical and dental provision, recreation facilities, and other forms of community-support.
csdpd964	Mr David Thompson, DGF & MAM Thompson	The Core Strategy does not place sufficient emphasis on the transport corridor between the West Midlands conurbation and Telford and Shropshire. Within the Regional Strategy there is the intention to develop higher technology industries along that corridor, with particular reference to defence industries, having centres at Cosford and Telford, with associated aerospace industries at Wolverhampton. Thus the paper does not give due prominence to: upgrading of the railway line through Codsall, in particular in respect of electrification; the need to plan a successor to the abandoned western orbital route; acknowledging the severe congestion in the District in the Wombourne area.
csdpd926	Mr Charles Wilson	I am very conscious that my suggestions will alter the character of the central village I too am resistant to any change which will mar the

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		village centre appearance. However, one has to face up to the reality of the problem of parking in a village which also serves the surrounding area, and, as time goes on, is only going to get worse, if nothing realistically is done about it.

### Responses to Question 15 - Council Response

A number of comments have been made about the implementation and infrastructure delivery section of the Preferred Spatial Strategy document with strong support for the proposed partnership approach. The comments of support are welcomed.

Specific comments have also been made about infrastructure capacity in relation to highways and comments have been made about the dependence on developer contributions. It has been suggested that the infrastructure delivery plan should make reference to the provision of green infrastructure.

The comments made in response to the consultation will be taken into account in preparing the final version of the Infrastructure Delivery Plan.

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