Why is another consultation being carried out?
When we published the initial Issues and Options SAD consultation in March 2014, we expected that additional sites would be suggested as a result of the publicity surrounding the review of the Local Plan. We said we would consider additional sites that met our criteria and were considered suitable; so that all potential options are considered in each village and that the most suitable site is allocated.

How many new sites are there?
A total of 26 new site options are being consulted on. Some of these are entirely new sites, whilst others are extensions to sites previously consulted on. We have one proposed site extension to our Strategic Employment site at Four Ashes.

Where are these new site options?
New sites have been suggested in Bilbrook, Codsall, Featherstone, Kinver, Pattingham Perton, Swindon and Wombourne. There are also extensions to existing sites at Brewood, Cheslyn Hay, Codsall, Coven, Featherstone, Great Wyrley, Pattingham, Perton, Wheaton Aston and Wombourne.

I missed the previous consultation; can I make comments on all the sites now?
No – This consultation relates only to the new site options. The previous consultation was wide ranging and looked not only at site options, but asked for views on many issues including safeguarded land, our proposed methodology for site selection and other policy options. That formal consultation period has closed and this additional consultation is not an opportunity to revisit the previous consultation. You can see the comments made on the initial consultation on our website, but our response to the issues raised will not be published until later in the year when we have the results of both consultations.

How can I find out more about the new site options?
There are plenty of opportunities for residents to find out about the consultation and they can do this by:

- Looking online at all the documents at www.sstaffs.gov.uk/siteallocations
  Attending either of the exhibitions – everyone is welcome, they are not specific to a particular village
- Calling into the Council Offices where all the documents are available to view
- Speaking to an officer either by phone or calling in to the Council Offices in Codsall. Please call in advance to make sure someone is available if you would like to speak to an officer in person
- Viewing the documents at local parish council offices, libraries or leisure centres

Where are the exhibitions being held?
There are two public exhibitions which are open to everyone, one at the Council Offices in Codsall and the other at Wombourne Civic Centre. The exhibitions will run from 2pm until 7pm on Tuesday 16th September in Codsall; and Thursday 18th September at Wombourne.
When does the consultation run and how can I make comments?
The new site options consultation will last for 6 weeks, from 26th August until 5pm on the 7th October 2014. This is a formal consultation stage and therefore any representations or comments need to be made in writing. They can be submitted as a hard copy, electronically SADconsultation@sstaffs.gov.uk or via our in-house consultation website www.sstaffs.gov.uk/consultation. Please note that this means that your views are not confidential and will be made publicly available and will form part of a schedule of representations which will be published later in the year, together with responses from the initial issues and options consultation.

Why is my view important?
We want communities to have a say in the way their village is developed. We want your views on which sites you think are best placed to deliver the housing growth. You may also think for example that additional areas of open space, or a children’s play area would benefit the village. We know too that many villagers would like allotments and there may be scope on some sites to provide this sort of development which will benefit the whole community. This is a chance to look at additional site opportunities in your village.

What happens next?
Once the additional sites consultation has ended, we will look at all the representations made to both consultations in accordance with the methodology and sieve the sites to select those to be taken forward to the next stage of the process. We will publish our findings and our responses to the representations received and a further period of public consultation on our ‘Preferred Options’ will take place before the final document is prepared.

If you need help in completing a form or have any questions please email sadconsultation@sstaffs.gov.uk or telephone 01902 696593. Further information can be found on the main FAQ sheet.

Material Planning Considerations
When judging the merits of potential development on a site, whether through the Local Plan or planning application process, only certain issues are taken into account. These include:

- National and local planning policies
- Government and Planning Inspectorate requirements
- loss of light
- landscaping
- capacity of physical infrastructure
- highway issues
- loss or effect on trees
- adverse impact on nature conservation

However we cannot take account of factors such as:

- loss of property value
- loss of views
- problems arising from the construction period of any works
- boundary disputes
- previously made objections

For more information on this subject you may find the following useful: www.rtpi.org.uk/planning-aid or www.planningportal.gov.uk