A Local Plan for
South Staffordshire

Site Allocations Document

Right Place, Right Time:
A Blueprint for Local Development

Part A
‘Issues and Options’ Consultation Document

(Part B contains maps of all site options)

March 2014

South Staffordshire Council
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Please see the Site Allocations Document (SAD) **Part B** for maps and details of all site options.

**Part A and Part B must be read together.**

The Site Allocations Document (SAD) ‘Part B’ is split into 6 separate documents:

1. **Locality 1 sites** – Penkridge and Huntington
2. **Locality 2 sites** – Brewood, Coven and Wheaton Aston
3. **Locality 3 sites** – Cheslyn Hay, Great Wyrley, Essington and Featherstone
4. **Locality 4 sites** – Bilbrook, Codsall, Perton and Pattingham
5. **Locality 5 sites** – Kinver, Wombourne and Swindon
6. **Strategic Employment sites** – Four Ashes, Hilton Cross, i54 South Staffordshire, ROF Featherstone
1. The Local Plan – The Bigger Picture

Introduction

What is the Local Plan?

1.1 All planning authorities have a strategic plan which provides a framework for the future planning of their area, known as a Local Plan. South Staffordshire’s Local Plan is made up of two main documents:

- the Core Strategy, which was adopted in December 2012; and
- a Site Allocations Document (SAD), which we are now currently working on.

1.2 The Local Plan must address social, environmental and economic issues through land use and other planning policies. There are also other documents that provide guidance to the policies in the Local Plan and these are called Supplementary Planning Documents (SPDs), such as the Affordable Housing and Housing Mix SPD. Overall the Local Plan provides the blueprint for future development in the district.

1.3 The Core Strategy is at the heart of the Local Plan and lays the foundations for the Site Allocations Document. It sets out our vision for what we want to achieve in the district up to 2028. It also contains a range of policies to guide development, covering new housing, employment, community facilities and environmental protection. These policies are used to determine planning applications.

1.4 The Core Strategy has been subject to extensive consultation over a period of 6 years, and after Independent Examination was found to be sound and was formally adopted by the Council in December 2012.

1.5 A legal challenge was lodged in the High Court against the apportionment of housing numbers between villages contained in Core Policy 6: Housing Delivery after the Council adopted the Core Strategy. In December 2013, the Council received the judgement from the High Court which comprehensively dismissed the challenge and therefore the Core Strategy is now fully adopted.
2. What is the Site Allocations Document (SAD)?

2.1 The Site Allocations Document, or SAD, (also known as a Development Plan Document or DPD) is the part of the Local Plan which allocates land and identifies specific sites for different types of development throughout the district. It will consider different land uses, including housing, employment, open space, sport and recreation and will also protect environmentally sensitive areas of land. It will identify the sites needed to meet the housing numbers set out in the Core Strategy, and safeguard land for housing and employment development for 10 years post 2028. This will provide some certainty to the community, service providers, the local authority and developers about the future use of land in their area. There will also be new policies, in addition to those in the Core Strategy, to help us manage the changes brought about by the new planning strategy.

2.2 Fundamentally, the Site Allocations Document must conform to the principles and policies in the Core Strategy and is the means by which development is delivered. Although it deals principally with site specific issues, it follows the strategic objectives in the Core Strategy and therefore the two must be considered together.

2.3 Through the Site Allocations Document consultation process we will assess the suitability of sites for housing, Gypsies and Travellers, employment, leisure, recreation and community facilities to deliver the planned growth and to meet the strategic objectives in the Core Strategy. The role of the Site Allocations Document is to establish the principle that a particular form of development can be located on a specific site. Once the Site Allocations Document has been through the formal processes, the inclusion of a site within it means that the Council will, in principle, support the development or use of that site in accordance with the document. However, it does not grant permission for any particular proposal; this will still need to be secured through the planning application process and further consultation will need to be carried out.
3. **What is an Issues and Options Consultation?**

3.1 The purpose of this ‘Issues and Options’ document is to present the key issues that need to be considered when identifying sites for future development. It also looks at options for the type of development these sites could deliver, how, and when. It also contains all the sites which are, in principle, suitable for development, providing they conform to our Core Strategy.

3.2 **At this stage there are many sites included in this consultation document to give a genuine choice of location** in each village and to provide a focus for discussions and further consideration. Each of the villages in the hierarchy to receive an allocation has a minimum housing allocation number. The capacity of sites in each village could collectively or sometimes singly, potentially deliver the whole Core Strategy village allocation many times over, as many of them are very large. It is not our intention to allocate all potential sites for future development, as some of these sites will be discounted as the Site Allocations process moves along. For housing, this consultation document contains approximately 130 sites that could, in theory, deliver in excess of 15,000 dwellings. We only need to allocate 1081 dwellings up to 2028 (see Section 8 for further details) **which equates to less than 8% of the options contained** in this document.

3.3 This consultation document should therefore be considered as the first stage in the discussion process to look at all suitable sites, in the round, and give you the opportunity to comment on which of these sites are best suited to meet our development requirements up to 2028 and beyond.

3.4 There has been extensive consultation regarding housing numbers contained in the adopted Core Strategy and the minimum numbers for each village have already been set out and agreed and do not form part of this consultation. We are now looking for the right sites to meet those agreed housing numbers and not whether the housing targets can be altered.

3.5 Comments received from this consultation will be considered, along with information we receive from infrastructure and service providers such as education or highways authorities. We will then undertake a sieving and assessment process using the methodology set out in the separate ‘Site Allocations Document Methodology Paper’ to narrow down the choice of sites to those which provide the best and least harmful options. The chosen sites will form part of a Preferred Options document that you will get a further chance to comment on at a later point in the process, when further consultation will be carried out.

3.6 This ‘Issues and Options’ consultation does not consider the allocation of additional pitches to meet the needs of Gypsies, Travellers and Travelling Showpeople. This will be carried out in a separate standalone Site Allocations consultation in summer 2014, and will eventually be merged into a final single draft Site Allocations Document.
Duty to Cooperate

3.7 As part of the engagement process for the Local Plan to date, a number of meetings and workshops have taken place with infrastructure and service providers and neighbouring authorities to ensure that any sites suggested to us are deliverable. Information received has been used to maintain and update our Infrastructure Delivery Plan, which sits alongside the Local Plan. It expresses what infrastructure will need to be delivered over the plan period, and inform any discussions regarding developer contributions. As part of the engagement process for the ‘Issues and Options’ document, a follow up workshop and other meetings will be held with stakeholders, infrastructure and service providers and adjoining authorities to ensure that that we are fully aware of any constraints to delivering development on each site. All information gathered will be used to maintain an up to date Infrastructure Delivery Plan.

Format of this document – Part A and Part B

3.8 The ‘Issues and Options’ consultation has been prepared on a locality basis to tie in with the Core Strategy and other work across the Council.

3.9 There is one main text body document containing the districtwide approach and questions to the ‘Issues and Options’, known as Part A; and 6 separate documents containing all the mapped site options – one for each locality, and one for strategic employment; known collectively as Part B. A separate districtwide version has been prepared for the benefit of service and infrastructure providers who wish to see the ‘strategic bigger picture’ across the whole district.
3.9 It is important to note that some decisions have already been taken about the suitability of certain sites to meet the aims and objectives of the Core Strategy and these are clearly identified in the documents. A separate ‘Site Allocations Document Methodology Paper’ and ‘Site Allocations Document Discounted Sites Paper’ also contain further information.

Format of this document – contents

3.10 Each **Part B** document includes the following:

- a summary of the requirements for that locality and each village or employment site;
- maps showing current land uses to assist in decision making;
- employment maps, or village maps showing those sites which meet the initial criteria, and for each of those sites, whether there is a sequential steer as outlined in paragraph 6.20 of the Core Strategy;
An individual proforma to examine what the site could potentially deliver and to encourage open discussions about what community benefit could also be delivered as part of that development.

The Supporting Site Allocations Document Methodology Paper

3.11 In order to provide transparency to the decision making process in identifying sites to be allocated, a separate Methodology Paper has been prepared to clearly set out the decisions that have already been taken as part of the Core Strategy process; but also critically the process by which the Council proposes to select the final sites for allocation. This includes details on the site selection and assessment criteria.

3.12 Comments are welcomed on the Methodology Paper as part of the consultation process. If you wish to view a copy of the Site Allocations Methodology Paper or would like further information, please visit our website at www.sstaffs.gov.uk/localplans.

3.13 A number of documents and evidence base studies have been undertaken to support the Site Allocations document and these can be viewed or downloaded from the Council’s website at www.sstaffs.gov.uk/localplans.

The Supporting Site Allocations Document Discounted Sites Paper

3.14 In tandem with the Methodology Paper, a separate Discounted Sites Paper has been prepared in order to provide details on all the sites in the District that have been discounted to date, and for each discounted site, the reasons why. As the Site Allocations Document progresses, the Methodology and Discounted Sites Papers will be continually updated to set out which sites have been discounted and the reasons why.

The Supporting ‘Sustainability Appraisal’

3.15 The Site Allocations Document must contribute to achieving sustainable development, aiming to achieve a better quality of life for all, now and for future generations. Sustainability Appraisal is a tool that has been introduced to assess the environmental, economic and social impacts of all plans. A separate Sustainability Appraisal is being prepared alongside this Site Allocations Document and will inform decision making throughout the process of determining which sites to allocate, and the content of the policies. The criteria (or indicators) against which sites will be assessed in Sustainability Appraisal terms will ultimately assist with deciding which site or sites are the most suitable for each village. Therefore the Sustainability Appraisal process will play a key part in the site selection Methodology, and consequently those sites in the Discounted Sites Paper.

The Supporting ‘Habitats Regulation Assessment’

3.16 Under the Conservation of Habitats and Species Regulations 2010 (the Habitats Regulations) a Habitats Regulations Assessment must also be carried out in order to assess whether the plan could potentially result in adverse effects upon internationally protected sites. These are sites that
have been designated for their international nature conservation interests and include:

- Special Areas of Conservation (SACs) designated under European Council Directive 92/43/EEC(a) on the Conservation of Natural Habitats and of Wild Fauna and Flora (the Habitats Directive);

- Special Protection Areas (SPAs) designated under the European Council Directive 79/409/EEC on the Conservation of Wild Birds (the Birds Directive); and,

- The Government in the National Planning Policy Framework (NPPF) has as a matter of policy chosen to apply the Habitats Regulations Assessment procedures in respect of Wetlands of International Importance (Ramsar sites), candidate SACs (cSACs) and potential SPAs (pSPAs) even though these are not European sites as a matter of law.

3.17 There is one international site entirely within South Staffordshire which is Mottey Meadows SAC near Wheaton Aston. There are also two international sites in close proximity to the district boundary, Cannock Chase SAC and Cannock Extension Canal SAC which the Council must consider when preparing any plans or proposals to ensure they have no adverse impact on these sites.

3.18 An initial scoping HRA has been carried out in tandem with the Site Allocations Document to inform discussion with landowners and the community and a more detailed HRA will be carried out through the site allocation process to ensure that the plan has no adverse impacts on internationally protected sites. A separate suite of joint studies have also been prepared with adjoining authorities in relation to Cannock Chase SAC to underpin the Local Plan. Further information on the HRA process can be found in the HRA documentation and can be found on our website.

3.19 If you wish to make comments on, view, or would like further information on the Sustainability Appraisal, please visit our website at www.sstaffs.gov.uk/localplans.
The Evidence Base

3.20 We must also prepare and keep up to date a wide variety of ‘Evidence Base’ documents to provide technical information specific to South Staffordshire. These documents are an essential foundation in decision making and some of the key pieces of evidence include:

- South Staffordshire Strategic Housing Land Availability Assessment (SHLAA) 2013 – revised annually
- South Staffordshire Employment Land Study (ELS) 2013
- South Staffordshire Strategic Housing Market Assessment (SHMA) (2013)
- Gypsy and Traveller Accommodation Needs Assessment (GTAA) (currently being refreshed)
- Southern Staffordshire Strategic Flood Risk Assessment (SFRA) Level 1 (currently being refreshed)
- Water Cycle Study
- Surface Water Management Plan
- Staffordshire Renewable Energy Study
- Open Space Audit and Strategy (currently being refreshed)
- Sports Facilities and Playing Pitch Strategy (currently being prepared)
4. Have your say

4.1 We want to know from our local communities and stakeholders which site or sites they consider are most suitable to deliver the Core Strategy requirements, and whether there are any other sites that we should consider in each village. We welcome any comments on which site(s) should be allocated, or suggestions you may wish to make on the range of potential policies. Please note, as stated in Section 3 of this document, that this is not an opportunity to debate the strategic approach, or the minimum housing allocation requirements per village as these have already been formally agreed in the Core Strategy. We now need to find the most suitable sites for allocation in those villages identified for growth. Your views, together with how a site performs against a range of site assessment criteria contained in Methodology Paper, will be used to determine which site(s) should be allocated. We welcome your views in guiding that decision and you can comment on the sites and the assessment criteria in the Methodology Paper.

4.2 This ‘Issues and Options’ consultation will close at 5pm on Monday 19th May 2014. Late representations may not be considered.

4.3 There are a number of ways in which you can view the documents, maps and make comments to us. One of the easiest ways is through our website. All of the documents relating to the Core Strategy and this Site Allocations Document consultation are available online, together with the Evidence Base documents. By visiting our website you can view or download all the documents in full, register on our database and make comments electronically. The address is:

www.sstaffs.gov.uk/localplans

4.4 We have also prepared a Site Allocations ‘Issues and Options’ Representation Form that you can complete for each site you wish to comment on. This can either be emailed to us or posted to us at the address below. A separate form is also available if you wish to propose new sites to us called a ‘Site Suggestion Form’. New sites suggested must include details of a willing land owner.

4.5 Alternatively, if you do not have access to the internet, the documents and representation forms are available to view at:

- South Staffordshire Solutions, ground floor of the Council Offices, Wolverhampton Road, Codsall on Mondays – Fridays 8.45am to 5.00pm

And at the following locations during normal opening hours:

- Public Libraries at Brewood, Cheslyn Hay, Codsall, Great Wyrley, Kinver, Penkridge, Perton, Wombourne and Staffordshire County Mobile and Trailer Libraries operating in the district
• Parish Council Offices in the district

4.6 We will also be holding a number of exhibitions across each of the localities so you can talk to officers about the sites in your locality. These are:

<table>
<thead>
<tr>
<th>Date</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tuesday 18th March</td>
<td>Swindon Village Hall</td>
</tr>
<tr>
<td>Thursday 20th March</td>
<td>Great Wyrley Community Centre</td>
</tr>
<tr>
<td>Monday 24th March</td>
<td>Huntington – Little Green School</td>
</tr>
<tr>
<td>Tuesday 25th March</td>
<td>Haling Dene Centre, Penkridge</td>
</tr>
<tr>
<td>Thursday 27th March</td>
<td>Wheaton Aston Village Hall</td>
</tr>
<tr>
<td>Tuesday 1st April</td>
<td>Essington Community Centre</td>
</tr>
<tr>
<td>Thursday 3rd April</td>
<td>Bilbrook Village Hall</td>
</tr>
<tr>
<td>Monday 7th April</td>
<td>Perton Civic Centre</td>
</tr>
<tr>
<td>Tuesday 8th April</td>
<td>Council Offices, Codsall</td>
</tr>
<tr>
<td>Thursday 10th April</td>
<td>Civic Centre, Wombourne</td>
</tr>
<tr>
<td>Tuesday 29th April</td>
<td>Cheslyn Hay Village Hall</td>
</tr>
<tr>
<td>Thursday 1st May</td>
<td>Pattingham Village Hall</td>
</tr>
<tr>
<td>Tuesday 6th May</td>
<td>St Paul’s Church, Coven</td>
</tr>
<tr>
<td>Thursday 8th May</td>
<td>Featherstone Community Centre</td>
</tr>
<tr>
<td>Monday 12th May</td>
<td>Kinver Constitutional Club</td>
</tr>
<tr>
<td>Thursday 15th May</td>
<td>Jubilee Hall, Brewood</td>
</tr>
</tbody>
</table>

You are welcome to attend any of the exhibitions, not just the one being held in your village.

4.7 Please note that any comments you make will not be confidential and will be made publicly available. Please let us have your views in writing for the attention of the Local Plans team by completing the response form or by letter or email to:

South Staffordshire Council, Council Offices, Wolverhampton Road, Codsall, South Staffordshire, WV8 1PX

Email: localplans@sstaffs.gov.uk

4.8 However you choose to get in touch with us, we want your views on the future development of your village and locality by helping decide which site(s) should be allocated. So get involved, have your say and help shape your future community! Please note, we will acknowledge receipt of your comments, but we will not respond to individual representations. All representations received will be summarised and published in a separate schedule for the next stage of consultation. The schedule will contain details of the Council’s summary response to the points raised.
5. **What happens next?**

5.1 Following on from this consultation, a separate consultation is planned regarding how we can meet the Gypsy and Traveller and Travelling Showpeople pitch provision as set out in Core Strategy. This will be carried out on a district wide basis due to the nature and distribution of existing sites in the district. Consultation with existing families is already underway and a separate ‘Issues and Options’ Gypsy and Traveller and Travelling Showpeople Site Allocations Document is being drafted. District wide consultation is anticipated to take place in summer 2014. The final Site Allocations document will however contain all proposed sites for the different land uses.

5.2 It may also be the case that additional suitable sites, not considered in this ‘Issues and Options’ consultation, are put forward during the consultation period. This may necessitate further district wide consultation so that a robust and sound Site Allocations Document is prepared that considers all reasonable alternatives in selecting the most suitable and sustainable sites, and that all sites are subject to the same sieving criteria and engagement process.

The ‘Preferred Option’

5.3 After consultation on the Site Allocations ‘Issues and Options’, we will consider all the comments received, and assess sites against the criteria contained in the Methodology Paper in order to prepare a ‘Preferred Option’ Site Allocations Document. This will identify the best and least harmful sites to be taken forward to the next stage in the process. The promoters of these sites will then be given the opportunity to consider consultation responses before being asked to prepare a brief outlining what potential the site has to meet any local needs.

5.4 The Government is clear that there is a presumption in favour of sustainable development and that Local Authorities should be pro-growth and meet local needs, whilst being mindful of Green Belt restrictions and ensuring Green Belt boundary amendments are kept to a minimum. The Government would also like to see communities delivering housing over and above the Core Strategy numbers where it brings an agreed community benefit and does not demonstrably harm the principles of the Core Strategy. Therefore, where there is support for a specific proposal, the Preferred Option may include sites with higher housing numbers than those contained in the Core Strategy. Further information on these matters is contained later in this document in para 8.12. There will also need to be areas taken out of the Green Belt and safeguarded for future development beyond the plan period, post 2028. This is dealt with in more detail in para 7.3.

5.5 The ‘Preferred Option’ Site Allocations Document will be subject to full public consultation, including an explanation of why options have been discounted, and this will lead to the preparation of a Site Allocations Document for formal submission to the Secretary of State.
5.6 The estimated timetable for future milestones in the production of the Site Allocations Document is as follows, and can also be seen in the project plan document known as the Local Development Scheme (LDS). Please note that this timetable is subject to change dependent on levels of responses received, including additional consultation on sites suggested:

- The ‘Issues and Options’ Site Allocations Document Consultation – March 2014
- The ‘Issues and Options’ Site Allocations Document Consultation (Gypsy, Traveller and Travelling Showpeople) – summer 2014
- Possible Additional Sites Consultation – summer 2014
- The ‘Preferred Option’ Site Allocations Document Consultation – winter 2014
- ‘Publication’ of the Site Allocations Document – spring 2015
- Submission of the Site Allocations Document to the Secretary of State – summer 2015

5.7 If you require any further information about this document or have any comments or queries relating to the South Staffordshire Local Plan please contact a member of the Local Plans Team on: 01902 696317.
6. The Story So Far – The Evidence

What is the national steer?

6.1 When assessing which sites will be allocated for development in the Site Allocations Document it is essential that the principles of the National Planning Policy Framework (NPPF) are conformed to, and in particular the presumption in favour of sustainable development. However, we need to take account of specific policies in the NPPF that indicate development should be restricted – particularly the Green Belt.

How have the initial sites been identified?

6.2 Sites contained in this ‘Issues and Options’ consultation do not represent an exhaustive list. The Core Strategy contains a number of clear guiding principles in the selection of sites and allocation of housing numbers, so this Site Allocations Document is not the start of the process as a number of key, strategic decisions have already been taken.

6.3 The sites contained in this document come from a number of sources, including background technical studies and our evidence base which has been used in developing the Local Plan. The main source of housing sites is our Strategic Housing Land Availability Assessment, or SHLAA. We have carried out a number of ‘calls for sites’ since beginning the review of the Local Plan and we have received over 400 site suggestions across the whole district. Many of these sites have already been discounted as they do not conform to the Core Strategy, or would not promote sustainable development patterns. For further information on the sieving process please see the separate Site Allocations Document Methodology Paper and the Discounted Sites Paper.
6.4 A number of sites for a range of uses including housing, mixed use, employment site extensions and community uses have been identified which can deliver the Core Strategy aims and objectives and these are included in this consultation document. These sites will provide a genuine choice of locations and stimulate discussion about their suitability for potential development.

**What steer does the Core Strategy give to the Site Allocations Document and what are the options?**

6.5 Whilst many sites are considered potentially suitable after the initial Core Strategy sieving process, it is important to note that this is not the complete picture and additional criteria set out in the Core Strategy will also need to be applied in selecting the best and least harmful sites.

6.6 The Core Strategy sets out a number of Strategic Objectives and a number of clear steers (principles) as to which sites should be considered, what type of development they should accommodate, and when and how they should be delivered. Amongst other principles, this includes a sequential approach to site selection for the Site Allocations Document (see para 8.8 for further details). As such there are ‘issues’ to be considered in this consultation document and then a number of ‘options’ as to how we can best deal with them.
7. **Green Belt and the Open Countryside**

Our Green Belt and Open Countryside issues:

- We will protect the Green Belt by only releasing land where necessary and in the least harmful locations.
- We will encourage sustainable use of land in sustainable locations.
- To consider the use of Previously Developed Sites in the Green Belt.

**Green Belt and Open Countryside**

7.1 The Core Strategy is very clear that protecting the Green Belt is a high priority for the Council, together with maintaining the distinctive local character and landscape of South Staffordshire. However, the Core Strategy is also clear that Green Belt release will be necessary to meet the housing allocations in many of our villages. A partial review of South Staffordshire’s Green Belt has been carried out by independent consultants, which looks at parcels of land surrounding the villages where an allocation is proposed, and at the four free standing strategic employment sites. The study can be viewed separately in the Evidence Base at [www.sstaffs.gov.uk/localplans](http://www.sstaffs.gov.uk/localplans). We have used this evidence to ensure that any potential impact on the Green Belt, by the allocation of new housing sites, is taken into consideration from the outset.

7.2 The partial review of the Green Belt also considers the identification of additional Green Belt land. This would give some land in the north of the district (currently identified as Open Countryside) stronger, national protection, and would help us to maintain our current settlement pattern.
Safeguarded Land

7.3 National planning policy is clear that the essential characteristics of Green Belts are their openness and permanence (para 79 NPPF). The review of a Local Plan is considered an ‘exceptional circumstance’ where the alteration of Green Belt boundaries is acceptable. The NPPF says that sufficient land should also be identified in Local Plans to meet longer term development needs – this is known as ‘safeguarded land’. A fundamental requirement of the Site Allocations process will be to provide certainty as to where future development beyond 2028 will be located. Therefore, in addition to the new housing and ‘mixed use’ sites to meet the housing requirement up to 2028, the Site Allocations Document must also identify and safeguard additional land to be taken out of the Green Belt now, but which will be safeguarded for development in the next plan period. The Core Strategy commits us to identify safeguarded land in the Site Allocations Document for housing and employment development for the period 2028 – 2038.

7.4 For housing development, the Core Strategy states that safeguarded land will be identified at Main and Local Service villages and will be split at a ratio of 90/10. Based on 10 years of the current annual housing requirement of 175 dwellings each year, we need to find safeguarded land to accommodate 1750 dwellings. This means 1,575 dwellings in the Main Services Villages and 175 dwellings in the Local Service Villages will need to be safeguarded. In order to safeguard the most suitable sites, the ‘Issues and Options’ consultation considers and appraises these sites in the same way as housing and mixed use sites for those within the plan period.

7.5 Safeguarding land in this way is a Green Belt issue. We have a policy in our Local Plan which aims to protect land in our District outside the Green Belt and village boundaries. This Open Countryside policy also restricts development in a similar way to Green Belt policy, but is a local rather than national policy. We are considering introducing a safeguarding element to the Open Countryside policy, so that we can identify land for longer term development needs in both Green Belt and Open Countryside locations, and welcome your views on this approach.
If we use the same approach that we used in the Core Strategy (Policy CP6) to identify safeguarded land in the Green Belt for each village, we will be looking for sites to safeguard as follows:

<table>
<thead>
<tr>
<th>Village</th>
<th>Allocations (dwellings) as set out in the Core Strategy - Core Policy 6</th>
<th>Safeguarded Land GB2 2028 – 2038 (dwellings)</th>
<th>Hectares (at an average density of 30 dwellings/ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Locality 1</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Penkridge</td>
<td>370</td>
<td>403</td>
<td>13.4</td>
</tr>
<tr>
<td>Huntington</td>
<td>0</td>
<td>29</td>
<td>1</td>
</tr>
<tr>
<td>Sub Total</td>
<td>370</td>
<td>432</td>
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</tr>
<tr>
<td><strong>Locality 2</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Brewood</td>
<td>65</td>
<td>70</td>
<td>2.3</td>
</tr>
<tr>
<td>Coven</td>
<td>32</td>
<td>28</td>
<td>1</td>
</tr>
<tr>
<td>Wheaton</td>
<td>32</td>
<td>28</td>
<td>1</td>
</tr>
<tr>
<td>Aston</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Sub Total</td>
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<td>126</td>
<td></td>
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<tr>
<td><strong>Locality 3</strong></td>
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<tr>
<td>Cheslyn Hay</td>
<td>107</td>
<td>122</td>
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<td>Great Wyrley</td>
<td>56</td>
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<td>Essington</td>
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<td>19</td>
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<td>Featherstone</td>
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<tr>
<td>Sub Total</td>
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<td>236</td>
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<td><strong>Locality 4</strong></td>
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<td>Bilbrook</td>
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<tr>
<td>Codsall</td>
<td>222</td>
<td>245</td>
<td>8.2</td>
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<td>Wombourne</td>
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<td>Swindon</td>
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<td><strong>Totals</strong></td>
<td>1610</td>
<td>1750</td>
<td>58.45</td>
</tr>
</tbody>
</table>
7.7 The Core Strategy is also clear that we need to safeguard additional employment land for ‘modest extensions’ for the period 2028-2038 at our four freestanding Strategic Employment Sites (i54 South Staffordshire, Hilton Cross, ROF Featherstone and Four Ashes) and this is considered further in Section 9.

### Option 1: New Safeguarded Land

**Q** Where appropriate, would you support the identification of safeguarded land in the Open Countryside as well as the Green Belt?

**Q** Should we apportion safeguarded land post 2028 on the exact same basis as the numbers for each village in CP6, or should it be informed by a new analysis of the Core Strategy key factors (CS paragraph 8.8), including new evidence (e.g. partial review of the Green Belt)?

**Q** Which sites in ‘Part B’ should be identified as safeguarded land?

**Q** Are there any other sites we should consider? Please use the separate ‘Site Suggestion Form’ to suggest new sites. To be considered, sites must adjoining main and local service villages and have a willing landowner on board.

Please justify your response

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### Previously Developed Land (PDL) within the Green Belt & Open Countryside

7.8 The Green Belt and Open Countryside in South Staffordshire contains a number of sizeable PDL sites, also referred to as brownfield sites. In some cases the factors that led to their original development have changed to the extent that these previous uses are no longer viable. We state in Core Policy 1 of the Core Strategy that a review of Major Developed Sites and Special Policy Areas in the Green Belt will be carried out through the Site Allocations Document. The term Major Developed Sites (MDS) was removed from national policy with the publication of the National Planning Policy Framework (NPPF) in March 2012 and we are seeking your views on our approach for the Site Allocations Document.

7.9 Paragraph 89 of the NPPF provides support for ‘the partial or complete redevelopment of previously developed sites (brownfield land)...which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than existing development’. Many PDL sites in South Staffordshire are not located in sustainable locations and are often disassociated or remote from the main and local service villages where sustainable housing growth is focused over the plan period. Therefore redevelopment for housing purposes, for example, would be in
direct conflict with the strategic objectives and policies of the adopted Core Strategy. The greater the area of the PDL site then the greater the challenge in ensuring that the integrity of the Core Strategy, and its strategic objectives and policies, is not undermined.

7.10 To be clear, if the redevelopment of any of these ‘disassociated and remote’ PDL sites is supported for housing purposes then this would **not** count towards the housing requirement set out in Core Policy 6 (Housing Delivery) of the Core Strategy DPD. We therefore propose that the remaining Major Developed Site and Special Policy area designations highlighted in Core Policy 1 (and previously identified in the 1996 Local Plan) are **not** identified for additional development in the Site Allocations DPD on the basis that they do not accord with the adopted Core Strategy, nor do they meet the criteria applied to all sites suggested for future housing development. These sites are considered individually below:

**Littleton Colliery - Huntington**

7.11 Littleton Colliery is a former colliery site that was designated as a ‘Major Developed Site’ in the previous 1996 Local Plan. The site lies immediately adjacent to the village of Huntington and was granted outline planning permission in 2003, with full permission granted in 2005 for 313 dwellings. The site includes housing and numerous amenity and infrastructure improvements, such as a new community centre, GP/clinic, primary school, green infrastructure, playing pitches and highway amendments. The principle of redevelopment of the site was established when the site was granted permission. The site is now nearing completion and it is proposed to formally recognise the built development and make appropriate amendments to the Green Belt boundary.

**Baggeridge Brickworks, Gospel End**

7.12 Baggeridge Brickworks is a former employment site which was a well-known manufacturer of brick and tiles and made distinctive Staffordshire blue bricks. The site was identified as a Major Developed Site (MDS) in the previous South Staffordshire 1996 Local Plan. An outline planning application for a mixed use scheme which comprised housing, craft village (retail), nursing home along with associated infrastructure including open space, was refused by the Council in 2011 but allowed on appeal in November 2012. The principle of redevelopment of the site is now therefore established. The site promoters are now in the process of seeking to secure full planning approval, and it is proposed to formally recognise the built development and make appropriate amendments to the Green Belt boundary.
**Option 2: Previously Developed Land (PDL) within the Green Belt and Open Countryside**

We think that we should take a consistent approach to all PDL sites in the Green Belt and Open Countryside and that any previous policy designations (e.g. Major Developed Sites, Special Policy Areas etc.) should be removed and all sites should be considered against up to date policy. The Core Strategy is clear that land which is disassociated, remote and does not accord with the Spatial Strategy is not suitable for housing, and therefore many of these PDL sites would need to be considered for alternative uses.

**Q** Do you agree with this approach?

**Q** If not, should we identify specific PDL sites in the Site Allocations Document so that we take a proactive role to address the challenges of future redevelopment? If so, which sites should be included and for what use; and would a threshold for site size be appropriate?

**Please justify your response**

**Option 3: PDL Site Specific Issues**

**Littleton Colliery, Huntington**

We think is it is appropriate now to include the former Littleton Colliery site in the Huntington Village Development boundary, to recognise the redevelopment of the site that has taken place and integrate it to the existing village.

**Q** Do you agree with this approach?

**Baggeridge Brick, Gospel End**

We think is it is appropriate to include the former Baggeridge Brick site in the Gospel End Village Development boundary, to recognise that the principle of development has been accepted and integrate it to the existing village.

**Q** Do you agree with this approach?

**Please justify your response**
8. Housing

Housing issues for South Staffordshire:

- Housing delivery must conform with the Core Strategy
- We will ensure that sufficient available and deliverable land is identified in the most suitable locations to meet the needs set out in the Core Strategy
- We need to ensure that a wide variety of housing types are available in the future (affordable, market and specialist housing for our ageing population) to meet local needs
- We want sites to be phased where necessary in order to recognise the constraints (e.g. highways, education) that may exist in settlements and to manage supply over the plan period
- We aim to maximise community benefit that can be delivered as part of new development
- We want to balance the potential impact of higher housing numbers against potential community benefit
- Our aim is that sustainable, inclusive and mixed communities are created

8.1 The Core Strategy seeks to ensure sustainable patterns of development. It sets out the overall approach to the provision of new homes, jobs, community facilities and infrastructure over the plan period and outlines the broad direction that will be followed for managing change and development in the district to 2028.

8.2 A settlement hierarchy has been established through a Settlement Study, categorising each of the district’s settlements as a Main, Local or Small Service Villages, or Other Villages and Hamlets. The criteria used to assess the settlements include: access to public transport, size of the village, and level of service provision. Each of the District’s settlements has been placed into one of the four categories and, as a result of evidence in the development of the Core Strategy, it has been determined that housing should be focussed in Main and Local Service Villages - as these are identified as the most sustainable locations. 90% of development has been allocated to the Main Service Villages with 10% to the Local Service Villages. For further information on the settlement hierarchy please see the Settlement Study online.

8.3 An in depth evaluation of each Main and Local Service Village was undertaken for the Core Strategy to analyse capacity to accommodate a proportion of the District’s housing allocation up to 2028. In reaching a decision on the proposed level of growth in each of the villages, a number of key factors were taken into account and these include:

- The levels of housing need in each of the localities/housing market sub areas identified in the Housing Market Assessment (HMA)
- The level of affordable housing provided in villages
- Previous levels of development and change in villages
- Villages sensitive to change (such as landscape character)
- Environmental capacity and sensitivity
- The availability of development opportunities on non Green Belt land
- Accessibility of villages
- Proximity of villages to the Major Urban Area of the Black Country
- Availability of previously developed land (brownfield land) in sustainable locations, provided it is not of high environmental value
- Availability of access to sustainable employment opportunities

The Housing Requirement

8.4 The Core Strategy sets out a requirement for at least 3850 homes to be built between 2006 and 2028. In order to ensure this target of new development is reached, we need to identify sufficient land supply for new housing which is in suitable locations and makes the most efficient use of available land.

8.5 The Core Strategy states that, as at April 1st 2010, 2,244 new homes had been completed or were committed, which equates to nearly 60% of the total required, leaving a minimum of 1606 (rounded up to 1610) homes to be allocated over the remainder of the plan period. However, housing numbers set out in the Core Strategy need to be adjusted in the Site Allocations Document to take account of changes to the housing land supply between 1st April 2010 and 30th September 2013. The Council has agreed that dwellings new to supply over this two and a half year period, within the development boundaries of Main and Local Service Villages to receive an allocation, should be deducted from the requirement for those villages; and equally, any lapsed or expired permissions should be added back to the requirement. Also, where housing delivery has underperformed, compared with anticipated housing numbers in April 2010, then the net difference will be added/deducted from the requirement. Dwellings new to supply in other locations will still contribute to the District’s overall housing supply but will not affect Main and Local Service village allocations. This approach was agreed as the most robust and sound approach to conform to the Core Strategy.

8.6 The new adjusted housing allocations total to find is a minimum of 1081 dwellings. It is important to note that the Local Plan needs to remain flexible throughout the plan period and as such CP6 of the adopted Core Strategy states that ‘should further housing development be required in the plan period to respond to changing circumstances this will be focused on the Main Service Villages and Local Service Villages that are identified in the table [in CP6] and apportionment between these settlements shall have regard to the factors set out in para 8.8 [of the Core Strategy DPD].’

8.7 The following table sets out the allocation as stated in CP6 of the Core Strategy and also the adjusted housing figures to take account of changes in the two and a half years since the Core Strategy was published. In order to ensure that permissions granted during this period are retained for future housing use, it is proposed that where the permission has not
been implemented, the site will be formally allocated in the Site Allocations DPD.

8.8 The new housing allocation numbers are as follows:

<table>
<thead>
<tr>
<th>Village</th>
<th>Allocations as set out in the Core Strategy - Core Policy 6</th>
<th>New to Supply</th>
<th>Losses from Supply</th>
<th>Net effect</th>
<th>Adjusted Minimum Housing Numbers for Site Allocations</th>
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</thead>
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<tr>
<td><strong>Locality 1</strong></td>
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<td>Penkridge</td>
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<td><strong>Locality 2</strong></td>
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<td>Brewood</td>
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<td>Coven</td>
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<td>Wheaton Aston</td>
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<td><strong>Locality 3</strong></td>
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<td>Pattingham</td>
<td>22 20 1 19 3</td>
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<td><strong>Locality 5</strong></td>
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<td>Kinver</td>
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<td>Wombourne</td>
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<td>Swindon</td>
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<td><strong>1610 630 72 569 1081</strong></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

The Sequential Approach to Site Selection

8.9 In deciding which sites are most suitable to accommodate the housing requirement, a sequential approach was developed in the Core Strategy to ensure the efficient use of land. The following 4 stage sequential approach will therefore guide site selection:

1. Firstly – Sites within the current development boundaries of our Main and Local Service Villages;

2. Secondly – Land not within the Green Belt i.e. Existing safeguarded land identified under Core Strategy policy GB2 or land located in the Open Countryside that is adjacent to the current development boundaries of our Main and Local Service Villages and situated in sustainable locations;

3. Thirdly – Previously Developed Land (brownfield land) in the Green Belt provided it is not of high environmental value, that is located
outside but adjacent to the current development boundaries of our Main and Local Service Villages and situated in sustainable locations;

4. Lastly – Sites that are currently within the Green Belt and are located adjacent to the current development boundaries of our Main and Local Service villages and situated in sustainable locations.

8.10 The Core Strategy recognises that in a number of Main and Local Service Villages it is necessary to immediately consider land that is currently greenfield and Green Belt because the opportunities to explore the first three stages in the sequential approach do not exist. Where this is the case, the Core Strategy is clear that site selection will be influenced by the partial review of South Staffordshire’s Green Belt. This examines, amongst other factors, where land can be released from the Green Belt so that settlement boundaries will be clearly defined using readily recognisable features such as roads, streams, belts of trees or woodland edges where possible.

8.11 The Core Strategy also recognises that engagement with local communities in determining the most suitable site is extremely important. Therefore the sequential approach identified above will be considered alongside the outcomes of consultation, together with a range of other site assessment criteria (see Site Allocations Methodology Paper) and weighed in the balance in order to assist with selection of the most suitable site or sites. For example site accessibility, environmental constraints, proximity to existing services and seeking to limit the impact of coalescence with neighbouring settlements will be among these criteria.

Achieving a Balanced Housing Market

8.12 South Staffordshire’s future housing mix need is currently evidenced in the Strategic Housing Market Assessment (SHMA) 2013. The SHMA considers the housing stock deficits in each of the villages to receive an allocation, which can be translated into future housing mix requirements. Sites should therefore maximise housing stock variety in order to deliver a good mix of housing choice to meet local needs.

**Option 4: New Housing Sites**

Q Which sites in 'Part B' do you think should be selected for housing?

Q Are there any other sites we should consider? Please use the separate 'Site Suggestion Form' to suggest new sites. (To be considered, sites must adjoin main and local service villages and have a willing landowner on board.)

Q Can you please specify on each site you comment on, what type(s) and mix of housing you would like to see being delivered on that site?

Please justify your response
New Mixed Use Sites and Community Benefit

8.13 In order to provide the most sustainable development possible in our villages, the Core Strategy also supports the delivery of ‘mixed use’ sites, where uses other than housing would be considered as part of the scheme. Therefore, the amount of housing to be allocated may be slightly higher than the minimum number where it delivers a community benefit where there is local support and a proven need for it, providing that it does not undermine the Spatial Strategy. This can include, where appropriate:

- new community facilities, including allotments
- community buildings
- retail
- small scale employment
- open space, sport and recreational uses

The Core Strategy is clear that delivering community benefits as part of new development is a key priority for the Site Allocations Document.

8.14 There are a number of sites, mainly the larger ones, which may be better suited to a mix of uses (see list above) as part of any development to provide benefit to the wider community and help integrate new development with the existing village.

<table>
<thead>
<tr>
<th>Option 5: New Mixed Use Sites and Community Benefit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Q Which sites in 'Part B’ do you think should be selected for mixed use development? Please indicate on each site what mix of uses you feel would best suit the site.</td>
</tr>
<tr>
<td>Q Would you support providing small scale employment opportunities with new development?</td>
</tr>
<tr>
<td>Q What community benefit should they deliver?</td>
</tr>
<tr>
<td>Q Are there any other sites we should consider? Please use the separate 'Site Suggestion Form’ to suggest new sites. (To be considered, sites must adjoin main and local service villages and have a willing landowner on board.)</td>
</tr>
</tbody>
</table>

Please justify your response

Specialist Housing and Site Size

8.15 The Core Strategy seeks to deliver a variety of high quality housing choices to meet a range of housing needs, including affordable housing and specialist housing for an ageing population. There is support in the Core Strategy to deliver housing sites to meet a specific need e.g. 100% affordable housing or 100% specialist housing for an ageing population. Development should also be of a high quality design standard, and create inclusive and mixed communities with good links to existing settlements.
Thresholds for the provision of affordable housing on new housing sites are set out in policy H2 of the Core Strategy. However, so that we can maximise the level of affordable housing which is provided on allocated sites we propose to allocate only those sites which are of a sufficient size to trigger the affordable housing policy H2. This will assist in reaching South Staffordshire’s Core Strategy target of delivering 644 affordable homes in the plan period. H2 thresholds are:

- 10 or more dwellings (or sites of 0.3 hectares or more in size) within the Main Service Villages, or
- 5 or more dwellings (or sites of 0.2 hectares or more in size) within the Local Service Villages, or
- 2 or more dwellings (or sites of 0.1 hectares or more in size) within the Small Service Villages.

8.16 Option 6: Higher Thresholds of Affordable and Specialist Housing

In order to ensure housing needs in our villages are met to the greatest extent possible, we think that we need a general district wide approach that supports specific types of development such as 100% affordable housing or specialist housing for the elderly, subject to evidence to justify such an approach.

Q Do you agree with this approach in your village?
Q Which sites listed in 'Part B' would be suitable for higher thresholds of affordable or specialist housing?
Q If not why not, and can you suggest an alternative approach?

Please justify your response
Option 7: Minimum Site Size Thresholds for Allocated Sites

In order to ensure housing needs are met in our villages we think we need a general district wide policy which sets out the minimum site size for sites to be allocated in order to accord with housing policies in the Core Strategy and trigger affordable housing thresholds. This is:

- 10 or more dwellings (or sites of 0.3 hectares or more in size) within the Main Service Villages, or
- 5 or more dwellings (or sites of 0.2 hectares or more in size) within the Local Service Villages.

Q  Do you agree with this approach?
Q  If not why not, and can you suggest an alternative approach?

Please justify your response

8.17 We also seek to deliver affordable housing in Local Service Villages and Other Villages and Hamlets on sites which become available as windfalls in the development boundary. Currently we have a policy containing thresholds for affordable housing but this does not include ‘Other Villages and Hamlets’, and in such circumstances we rely on policy H1: Achieving a Balanced Housing Market to negotiate an affordable housing contribution.

Option 8: Affordable Housing in ‘Other Villages and Hamlets’

In order to ensure a variety of housing needs are met in our ‘Other Villages and Hamlets’ and to provide clear policy support, we think we need to include additional detail to our Core Strategy policy H2 to set a threshold in all villages to provide an element of affordable housing.

Q  Do you agree with this approach?
Q  If not why not, and can you suggest an alternative approach?

Please justify your response

Phasing and Delivery

8.18 The Core Strategy seeks to ensure that new development is phased so that it does not occur until appropriate infrastructure is available. The Strategy also supports the release of sites strategically in phases over the plan period to meet the local need and ensure a consistent delivery of housing. Infrastructure includes physical infrastructure such as road improvements and sewerage, or mitigation measures to environmentally sensitive areas; however it can also include improvements to social infrastructure including ensuring sufficient access to education and health services.
8.19 It is important that potential new housing and mixed use sites be considered in terms of phasing and delivery and as part of this consultation, and discussions with service and infrastructure providers will be essential.

Option 9: Phasing

We think that we need to phase the delivery of new housing and mixed use sites over the plan period to effectively manage housing delivery. As such each site included in this document includes a question on whether you think the site should be delivered in the short term (0-5 years), medium term (5-10 years) or long term (10-15 years), if it is advanced to preferred options.

Q Do you agree with phasing new development over the plan period?
Q If not why not, and can you suggest an alternative approach?

Please justify your response

8.20 There are also a number of ‘Issues and Options’ for the delivery and spatial distribution of sites within each village. For each Main and Local Service Village identified for housing growth there are a number of sites with the capacity to deliver the allocation either on their own, or in combination with other sites. It is recognised that there are benefits both to choosing one site with the capacity for the whole allocation; or spreading the housing requirement over a greater number of smaller sites. For example, where one large site is preferred, the community benefit delivered as part of the development may be greater than where development is spread over a number of smaller sites. Alternatively, spreading the development over a number of smaller sites may be beneficial so as to reduce the impact on the highway network and the amenity of residents.

Option 10: Options for Delivery

We think that new housing and mixed use sites should deliver the greatest benefit to the community. The decision whether to advance a single site or multiple sites in each village will be carefully considered and we will need to examine the impact on the village of all site options, including other policies, and the benefit that can be brought to the existing community from development.

Q Do you agree with this approach to decision making? Can you please specify what benefit to the community you would like to see delivered in your village.
Q Do you think one site or multiple sites should deliver your village’s allocation?
Q If you do not agree why not, and can you suggest an alternative approach?

Please justify your response
9. **Employment**

Our employment issues:

- Employment provision must conform with the Core Strategy.
- We need to tackle the economic challenges in the district, including areas of below average household incomes and below average skills levels.
- We want to ensure that our four freestanding Strategic Employment Sites are safeguarded and continue to play a key role in delivering economic growth in the district.
- We want the employment provision in the district to complement that of the Major Urban Area (MUA) and not jeopardise the urban regeneration of the Black Country.
- We recognise the role of tourism and conservation in economic prosperity to make the district attractive for inward investment.
- Where supported by communities, we aim to maximise opportunities to include small scale employment units as part of mixed use development.
- We will promote rural diversification, including that of the agricultural economy and the provision of live work units in sustainable locations.
- Our aim is to promote opportunities for sustainable and sympathetic rural economic growth and diversification, whilst protecting the environment.
- To support the aims and ambitions of the emerging Staffordshire and Stoke-on-Trent Local Enterprise Partnership (SSLEP) Economic Growth Plan.

**General Employment**

9.1 The Core Strategy identifies the Council’s aim to sustain and develop the local economy of South Staffordshire throughout the plan period by creating opportunities for existing employment, inward investment and further economic development of the district. It is also important to recognise the constraints that exist in the district, most notably the need to limit detrimental impacts on the Green Belt. Additionally, it is also vital that we support the urban regeneration of the Black Country MUA by encouraging the reuse of brownfield land in the MUA first and foremost.

9.2 For the purposes of the Site Allocations Document, the term employment refers to B uses classes (Use Class Order 1987 amended 2010) as follows:

- **B1: Business**
  - (a) Offices other than in use within Class A2
  - (b) Research and Development – Laboratories, Studios
  - (c) Light industry
- **B2: General Industrial** – other than as classified in B1
- **B8: Storage and distribution** – Storage and distribution centres – wholesale warehouses, distribution centres and repositories.
9.3 We have listed the current employment sites in ‘Part B – Strategic Employment’ Appendix 1. Other employment generating uses such as retail are addressed in Section 10.

9.4 The Core Strategy has an overarching policy EV1 to safeguard existing employment land and premises and employment allocations for employment use; whilst recognising that circumstances may arise where the lack of viability of an existing business or operation may justify its loss if supported by a business case. However, we would like to recognise and protect specific employment sites in our villages. Please provide your views on the options below:

Option 11: Appropriateness of Existing Employment Land

We think we need a policy that protects the existing ‘good and best employment sites’ identified in the updated Employment Land Study 2012, which makes up our portfolio of employment land in the district.

Q Do you feel that the sites listed in ‘Part B – Strategic Employment’ Appendix 1 are still appropriate and will help meet the needs of the District?

Q If you feel any existing employment sites listed in ‘Part B – Strategic Employment’ Appendix 1 are not fit for purpose and should not be protected and retained, can you suggest a suitable alternative use?

Please justify your response

The Four Freestanding Strategic Employment Sites

9.5 The Core Strategy states that there is sufficient employment provision to meet the needs of the district beyond the plan period, and as a result the Core Strategy proposed no new employment sites up to 2028. Our approach is that any identified employment need will largely be met by developing land within the boundaries of the district’s four freestanding Strategic Employment Sites, or as modest extensions to these sites. These four sites are:

- i54 South Staffordshire, Wobaston Road
- Hilton Cross
- ROF Featherstone/Brinsford
- Four Ashes

9.6 Whilst modest extensions to the four freestanding Strategic Employment Sites will only come forward where supported by robust evidence and reasoned justification, Core Strategy Policy GB2 does commit to safeguarding land around each of the strategic employment sites. Safeguarded land will adjoin each of the four strategic sites and will be identified to meet longer term development needs. This will help ensure
flexibility in our employment stock should new demand for additional employment land arise.

**i54 South Staffordshire**

9.7 The i54 South Staffordshire Strategic Employment Site is in Locality 4 and borders Wolverhampton, with excellent links to the highway network via Junction 2 of the M54. The site first came forward as a Major Investment Site and was granted outline planning permission in 2005 for B1 and B2 class employment. Development of the site has now begun with aerospace firm Moog Aircraft Group and laboratory testing company Eurofins having recently moved onto the site. In 2011, Jaguar Land Rover had an application approved for an advanced engine facility (Module 1) with works on the site commencing in 2012. Since then an extension to the JLR advanced engine facility has been approved (Module 1a), along with permission for ISP Printers to move onto i54 South Staffordshire. There are still a number of available plots and a parcel of land that could potentially see future development to the west of the site. Despite recent take up, there is still circa 36,000m² of land available at i54 South Staffordshire for B class employment. The site has been identified as part of an enterprise zone and we are keen for it to fulfil its potential as an advanced manufacturing/aerospace hub that attracts inward investment to the area. There is existing unimplemented employment land within the site and expansion to the east and south of the site is constrained by development, to the north by the M54 and to the west by the Green Belt.

![i54 South Staffordshire](image)

**Hilton Cross**

9.8 Hilton Cross Business Park/ Mercury Park is located south of Featherstone and Junction 1 of the M54. The site came forward as a Regional Investment Site and contains five units for B1, B2 and B8 use. The site is bounded to the north by the M54, to the south by the Moseley Road, with Green Belt land to the west of the site. To the east of the site is Hilton Main Industrial Estate/Vernon Park and it has been suggested that one
option would be to extend Hilton Cross to incorporate Hilton Main/Vernon Park and maximise the opportunity to utilise non Green Belt land already in employment use.

Royal Ordnance Factory, Featherstone

9.9 ROF Featherstone is a former Royal Ordnance Factory located to the west of Featherstone which was identified for B1 and B2 employment use in both the 1996 Local Plan and reaffirmed in adopted the Core Strategy. The site remains vacant and/or derelict and despite having policy support in the Local Plan, has not come forward for development. However, in September 2012 an application for B1 and B2 was approved subject to a Section 106 agreement. Since then the site has changed ownership and the application subsequently withdrawn. The Council has recently commissioned an independent study of ROF Featherstone in order to understand why the site has not come forward, including issues around marketing and the apparent poor accessibility to, and the viability of, the site. The study identifies constraints, and what options are available to address them in the Site Allocations Document. The full study can be viewed on our website at www.sstaffs.gov.uk/localplans It has been suggested that modest extensions could enhance the viability of the site by facilitating an improved access, and in turn improve local amenity. However, an extension to the north of the site is constrained by HMP Featherstone/Oakwood and YOI Brinsford, and to the south by the M54, with Green Belt land to the west and the east of the site.

Four Ashes

9.10 Four Ashes is a well-established freestanding employment site located to the east of the A449 in Locality 2 and in the parish of Brewood and Coven. In total the site is approximately 74 hectares in size and has a mixture of B1, B2 and B8 uses and the recent development of a Waste to Energy facility. There is currently circa 22ha of developable land off Gravelly Way
with permission for B8 use. Expansion to the west is constrained by the railway line with land to the north, south and east of the site designated Green Belt.

**Employment Land Study (ELS) 2012 and further studies**

**9.11** The Core Strategy committed us to refreshing our 2009 Employment Land Study (ELS) as part of updating our Local Plan evidence base in order to understand if ‘modest extensions’ were required to the four freestanding Strategic Employment Sites to meet employment needs. A refresh of the ELS was therefore undertaken in 2012; concluding that there was a slight oversupply of employment land within the district of 12.3ha. Based on this evidence alone, and considering South Staffordshire in isolation, there is currently no evidence to justify modest extensions to any of the four freestanding Strategic Employment Sites. However the 2012 ELS did conclude that in meeting employment needs, South Staffordshire has strong links with other parts of the sub region, in particular the Black Country. Recommendations in the ELS were that the employment relationship between South Staffordshire and the Black Country be explored further in the form of a larger cross boundary employment study. As part of this, the study should consider whether it would be appropriate for employment need arising from the Black Country to be accommodated in or around any of the four freestanding Strategic Employment Sites in South Staffordshire.

**9.12** Following this recommendation, it is now our intention to commission a wider cross boundary employment study with Staffordshire County Council and the Black Country authorities. This is due to commence in early 2014. Further work to determine if a need exists for new ‘very large employment sites’ is also underway, in partnership with other Local Authorities across the West Midlands. This new study is similar to that previously carried out some years ago which resulted in the identification of two regional sites - i54 South Staffordshire and Hilton Cross. Considering the commitment to
carry out these two further studies (the outcomes of which will be used to inform the SAD) and the fact that the Core Strategy commits to identifying safeguarded land around the four freestanding Strategic Employment Sites, we think that this ‘Issues and Options’ document should seek views on the appropriate size and location of modest extensions/safeguarded land around each of the four freestanding Strategic Employment Sites.

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**Option 12: Four Freestanding Employment Sites**

We think we need a specific policy to protect, enhance and guide the future development of these sites.

**Modest Extensions**

**Q** Should evidence emerge of a need for an extension to any of the four freestanding strategic employment sites, where should this development be located? Please see SAD Part B – Strategic Employment.

**Safeguarding Land**

**Q** We need to safeguard employment land at our Strategic Employment sites. Where should this be located? Please see SAD Part B – Strategic Employment.

**Q** If you are aware of additional land, adjacent to the existing sites with a willing landowner, please use the separate ‘Site Suggestion Form’ to put this land forward.

Please justify your response
Employment as part of a mixed use development

9.13 The Core Strategy confirms that any other new employment development will be within the district’s Main Service Villages as part of a mixed use development and will be allocated specifically to meet local need and create sustainable communities. The 2012 ELS did not find specific evidence of a need for new employment (as part of a mixed use development) within any of the district’s Main Service Villages, however recognised that opportunities in each village should be explored. That said, if consultation responses demonstrate that there is a local need for new employment provision (e.g. small scale business start up units) then we will consider allocating these as part of a mixed use development. This issue is considered in the Housing Chapter (Section 8) and we invite you to give your views on the need for, and potential locations of, mixed use developments in para 8.13.

Canals and Canalside Development
9.14 The Core Strategy states that canalside facilities such as moorings, service facilities and marinas will be supported where they conserve and enhance the scenic and biodiversity value of canals, conserve their historic significance and enhance their recreation and tourism value. These facilities are preferred where they are located close to villages, however they may be acceptable in more remote locations provided they conform to the criteria set out in Policy EV3 of the Core Strategy.

9.15 The Council has been advised by the Canal and River Trust that the allocation of marinas raises a number of issues, principally around water resources. If a marina was allocated through the SAD, variations in water resources mean that the proposal may be unable to pass the Canal and River Trust’s own tests around water resources, navigational safety implications etc by the time a planning application was submitted. As a result, even if we were to allocate a marina we would not be able to demonstrate that it was deliverable. Therefore the provision of new marinas over the plan period will come through the Development Management process and be considered against Policy EV3.

9.16 There is a ‘saved’ 1996 Local Plan policy R16 relating to the Hatherton Branch Canal. The Hatherton Branch Canal, built between 1839 and 1840 to serve the coalfields of South Staffordshire and Cannock, ceased to be navigable during the mid 1950s. In recent years the Lichfield and Hatherton Canal Restoration Trust have put forward a proposal to restore the canal to a navigable condition. There are a number of difficulties in the engineering of the project, however the Council supports the principle of the Trust’s aspirations to restore the canal and as such have safeguarded the proposed route as shown on the Core Strategy Policies Map. We feel that policies in the Core Strategy together with the Policies Map are sufficient and that additional policies are not required in the Site Allocations Document. We would therefore welcome your views on this approach.

**Option 14: Canals and Canalside Development**

**Q** Do you support the Council’s approach to the provision of new marinas and the protection of the Hatherton Branch Canal?

**Q** If not, what provision should be made?

Please justify your response
10. Retail

Our Village and Neighbourhood Centres and Retail issues:

- We want our communities to be well served in terms of retail provision, whilst accepting that many higher order needs will be continue to be met outside the district
- We want to ensure the vitality of village centres
- We will protect the local identity of village centres
- We need to ensure that any new development is of an appropriate scale and is sensitive to its surroundings

Retail

10.1 The key village centres in the district lie within the Main and Local Service Villages. As there are no major retail centres in South Staffordshire, higher order shopping needs are often catered for in towns and cities adjoining the district.

10.2 The Core Strategy seeks to enhance the vitality and viability of village centres whilst ensuring that their distinctive local character is preserved. The Core Strategy contains a hierarchy of settlements identifying Village Centres that provide shops and services which serve the village and surrounding rural areas, these are:

- Bilbrook – Duck Lane, Bilbrook Road
- Brewood – Market Place
- Codsall - The Square, Station Road
- Coven - Brewood Road
- Cheslyn Hay – High Street
- Great Wyrley – Quinton Court
- Kinver – High Street
- Pattingham – The Square
- Penkridge – Market Street
- Perton – Anders Square
- Swindon – High Street
- Wheaton Aston – High Street
- Wombourne – High Street

10.3 The Core Strategy also identifies smaller Neighbourhood Centres that consist of smaller groups of shops and services meeting some of the day-to-day shopping needs of local residents, these are:

- Cheslyn Hay – Glenthorne Drive
- Codsall – Birches Bridge
- Featherstone – The Avenue
- Great Wyrley – Tower View Road, Walsall Road
- Kinver – Potters Cross
- Penkridge – Boscomoor Shopping Centre
- Wombourne – Bull Lane, Giggetty Lane, Planks Lane
10.4 It is our intention to focus retail, office and cultural facilities within Village and Neighbourhood Centres and ensure that any new development in these centres is of an appropriate scale and type to ensure their enhancement over the plan period. This strategy has been underpinned by a retail ‘health check’ of each of the centres, which was included as part of the 2012 Employment Land Study.

Option 15: Village/Neighbourhood Centre Boundary Designation

We think we need to identify, protect and enhance the existing retail areas as listed in the Core Strategy. The 2012 Employment Land Study includes a ‘health check’ of these centres and the land use maps contained in this document for each village identifies an approximate area for these centres based on local knowledge.

Q Do you think that the current local provision of retail in your village is sufficient? If not, what would you like to see?
Q Do you agree with identifying existing retail areas in the Site Allocations Document? If not, why not?
Q Are there any other village/Neighbourhood centres that we should consider?
Q What changes to the areas as shown on the maps would you make if any?
Q Are there any issues that need to be addressed in terms of future retail provision in any of the identified, or other, centres?

Please justify your response
11. Sustainable Communities

Our Sustainable Community issues:

- We want developments that establish themselves quickly in order to aid cohesion to the established community
- Our policies will ensure Lifetime Homes are provided within developments as part of the overall housing mix
- We want new development to be inclusive and sustainable, and in locations which reduce the need to travel and look to provide mixed communities to increase walking and cycling
- Our aim is that new development considers the diverse needs of the community, including service provision
- To ensure that people have decent places to live by improving the quality and sustainability of local villages and the environment
- We want safe walking and cycle routes to be provided

Sustainable Communities

11.1 The Core Strategy sets out our aim to achieve sustainable communities throughout the district. A key aspect of this is to ensure a high quality of life for our residents by ensuring that they have good access to services and facilities. Basic facilities include local shops, village/community halls, places of worship, doctor’s surgeries, post offices and schools, all of which provide essential services whilst contributing to the vibrancy of our villages. In view of this, the Core Strategy aims to retain and enhance existing community facilities particularly where these are the sole remaining facility for the village.

11.2 It is also recognised that the provision of new services and facilities will be essential to support new development over the plan period. The Core Strategy supports the development of mixed use sites which have the potential to incorporate new community facilities, potentially through developer contributions. We will work with healthcare agencies, the Local Education Authority, and other service providers and communities to try and ensure that the correct services and facilities are provided, maintained and improved.
Option 16: Sustainable Communities

At present we do not have a preferred steer for maintaining and enhancing community services and facilities and therefore welcome your views on the following questions:

Q Should we identify land for community facilities? If so, what, where and can it be justified?
Q Should existing facilities be identified?
Q Do you think there is scope for existing community facilities to be enhanced? If so, which ones?
Q Are there any facilities that would benefit from being located together?

Please justify your response
12. Community Safety

Our Community Safety issues:

- We will require new development to be well designed to prevent the opportunity for crime (e.g. natural surveillance and orientation of buildings)
- The safety of vulnerable people, such as safe routes for young people and the needs of an ageing population are important

Community Safety

12.1 The Core Strategy states the following aims for delivering community safety:

- Reduce violent crime – including Actual Bodily Harm and alcohol fuelled violence
- Improve road safety
- Reduce anti-social behaviour – including criminal damage and vehicle related nuisance
- Reduce business crime – including domestic burglary and distraction burglary
- Reduce vehicle crime – including theft of, and theft from, vehicles.

12.2 The Core Strategy states that opportunities should be taken to design out crime in new development and making sure that highway safety is taken into account for new sites, such as the provision of safe routes.

Option 17: Community Safety

We think we should provide development that is well designed, safe and prevents opportunities for crime. It is acknowledged that infrastructure improvements, such as upgrading highways, will be necessary in some locations to provide safe routes for pedestrians and aid accessibility.

Q Which sites in ‘Part B’ if allocated, would raise concerns for community safety? E.g. road safety, fear of crime, natural surveillance

Q Which sites in ‘Part B’ if allocated, would require safe routes for pedestrians and other road users?

Please justify your response
13. Open Space, Sport and Recreation

Our Open Space, Sport and Recreation issues:

- Our aim is that communities are well served in terms of leisure needs
- We want good quality, accessible and safe open space, sport and recreation areas to be available to all
- We will improve opportunities for access to open spaces and seek to understand any access barriers
- We will work to prevent unnecessary loss and deterioration of open spaces, sport and recreation facilities
- It is important that new open space is provided and integrated into new developments
- We recognise the role of open spaces in informal recreation and play and tackling health issues and obesity
- We need high quality outdoor infrastructure to be provided
- We will maximise opportunities to integrate nature conservation value and biodiversity in open space and will require mitigation against possible adverse effects on protected sites
- We will consider the ability and quality of existing facilities and provision to absorb future demand through housing growth and population increase
- We need to increase accessibility and participation of young and older people
- We will consider the changing Health and Wellbeing needs of the District

Open Space, Sport and Recreation Provision

13.1 The Core Strategy states that there is a need to provide good quality open space, sport and recreation (green spaces and built facilities) for each community within the district. This is to contribute to healthy, safe and sustainable communities. The Core Strategy only permits the loss or displacement of existing open space, sport and recreation provision in exceptional circumstances. Either there must be sound evidence to show that the site is no longer needed and is unlikely to be required in future, or a new site that is at least equal in size, quality, accessibility must be provided to serve the same community before the site is lost. The Core Strategy is also clear that there is a need to refresh the local evidence to inform the preparation of an Open Space Sport and Recreation SPD which will contain standards for new provision through development.

13.2 The 1996 Local Plan contained Public Open Space designations, and some of these sites have not been implemented or only partially implemented. The unimplemented sites are listed below:

- Site 13: Land south of Featherstone
- Site 14: Land south of Great Wyrley (A5)*
- Site 15: Land south of Manor Drive, Shareshill
- Site 16: Land at Campions Wood, Cheslyn Hay*
Site 19: Land adjacent to Brickbridge Playing Fields, Wombourne (partially implemented)
Site 21: Land north-west of Teddesley Road, Penkridge (partially implemented)
Site 22: Land at the rear of Lapley Hall Barns, Lapley
Site 24: Land at Codsall Road, Bilbrook*

*Sites that have been suggested for housing through the SHLAA process either in full or part. Some of these sites have open space proposed as part of the overall development.

13.3 At the time of designation in the 1996 Local Plan, the baseline evidence was not as detailed as that which underpins the current strategy and in some cases landowners were unwilling to implement Public Open Space proposals. We therefore propose to delete any unimplemented Public Open Space allocations and use more up to date information to identify appropriate sites.

Option 18: Open Space, Sport and Recreation Provision

We think we should protect our valued open spaces and existing outdoor and indoor sport facilities. To underpin this, we are updating our current evidence on open space, sport and recreation in order to develop new local standards for new provision and identifying any further need.

The current evidence shows that the district has a good level of open spaces to meet the needs of our residents. Therefore, new open space will be provided as part of the delivery of new housing sites, to meet demands these will create. Indoor and outdoor sports facilities will be improved and new facilities will be created where evidence shows a clear need for such provision.

Q Do you agree with this approach?

We propose that the sites that have not yet been implemented should be deleted as Public Open Space designations.

Q Do you agree with this approach?

Q What new open space, sport and recreation facilities do you think are needed?
Q Which existing facilities could be enhanced?
Q Are there any open space sport and recreation areas (see village land use maps) which should not be safeguarded from development or should be located elsewhere?
Q Which sites in ‘Part B’, if allocated, would require additional open space, sport and recreation provision? Should this be provided, what provision is needed and can you justify your response? We think new Open Space provision should be greater than 0.2ha in size. Do you agree with this threshold?

Please justify your response
14. Children and Young People

Our issues concerning our Children and Young People:

- We want to maximise opportunities to improve the health of young people and participate in activities through service provision in new development.
- We aim to enhance the participation of young people in the community, and to prepare and develop them for adult life.
- We will work to enhance young people’s access to facilities by locating new infrastructure in sustainable and accessible locations, connected by good transport modes.
- We will ensure that young people are engaged in the design and decision making if new provision is delivered.
- We want any new provision of facilities for children and young people to be safe for young people to use and be located in safe locations, with good natural surveillance.

Children and Young People and New Housing Sites

14.1 It is recognised that provision for play and young people within the district could be improved. The Core Strategy identifies that facilities for young people should be an important consideration in retaining a young population within the district and for healthy, mixed and sustainable communities. Evidence shows that there is a perceived demand for Multi Use Games Areas (MUGAs) within the district to provide a range of facilities and sports for young people.

Option 19: Children and Young People and New Housing Sites

We think we should aim to deliver additional facilities for our young people in order to encourage active lifestyles, increased participation and aid community cohesion. These facilities should be well designed and integral to new development as part of wider open space and recreational facilities. There should also be opportunities and areas for informal recreation and play.

Q Which sites in ‘Part B’ if allocated would require additional facilities for children and young people?
Q What facilities should be provided (MUGAs, play areas, skate-parks for example), and where should they be located?
Q Which existing facilities could be enhanced?

Please justify your response.
15. Green Infrastructure

<table>
<thead>
<tr>
<th>Our Green Infrastructure Issues:</th>
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<tbody>
<tr>
<td>• We aim to maintain, enhance or add to biodiversity and geodiversity in the district</td>
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<tr>
<td>• We will maximise opportunities to incorporate beneficial biodiversity and geological features within new development and explore options to link to existing green infrastructure</td>
</tr>
<tr>
<td>• We will protect biodiversity and geodiversity from inappropriate development</td>
</tr>
<tr>
<td>• Our aim is to utilise and publicise the wealth of green infrastructure to its full potential</td>
</tr>
<tr>
<td>• We will maximise opportunities to enhance green infrastructure</td>
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Green Infrastructure

15.1 The Core Strategy states that green infrastructure should provide safe, accessible, high quality links between recreation and built facilities. This includes supporting the protection, maintenance and enhancement of the existing green infrastructure network. Green Infrastructure should be an integral part of sustainable local planning, contributing to economic growth. It also cuts across many policy areas including health and wellbeing. It is recognised, however, that if green infrastructure is affected in any way, mitigation measures should be in place to safeguard any potential adverse effects, such as on biodiversity.
The Bratch, Wombourne

15.2 There is a ‘saved’ 1996 Local Plan policy R8 which relates to the Bratch Special Policy Area in Wombourne. The Bratch area of Wombourne was designated as a Policy Area in order to encourage the recreational use of the land. The water pumping station is an important part of The Bratch and the surrounding land with its sloping landform and rural character forms a very attractive backdrop to the Canal Conservation Area. It is an important green space within the village and we consider that the land should remain open and used for recreation. It has however been suggested that limited housing development should be considered as part of a wider recreational site (site 280) which respects the setting of the listed pumping station, canal conservation area and important views. We welcome your views on whether we should continue to support the future recreational use of the land.

Option 20: Green Infrastructure

We think that new development should enhance, and link to, existing green infrastructure as part of sustainable development. For example, for future sites, there may be tree belts that should be retained as part of the new development. The retention of green infrastructure provides sustainable linkages as well as retaining an established character for a new development.

Q Which sites in ‘Part B’ would require existing Green Infrastructure to be identified and protected? (e.g. disused railways, canals, treebelts, and woodlands etc.)

Q How should Green Infrastructure be enhanced in new development in terms of biodiversity, accessibility and connectivity to other green spaces?

Q Are there any specific green spaces or wildlife corridors you wish to see recognised?

Q Should we take forward a policy in the Site Allocations DPD that seeks to retain part of the Bratch Special Policy Area for recreational use?

Please justify your response
Please see the Site Allocations Document (SAD) **Part B** for maps and details of all site options.

**Part A and Part B must be read together.**

The Site Allocations Document (SAD) ‘Part B’ is split into 6 separate documents:

1. **Locality 1 sites** – Penkridge and Huntington
2. **Locality 2 sites** – Brewood, Coven and Wheaton Aston
3. **Locality 3 sites** – Cheslyn Hay, Great Wyrley, Essington and Featherstone
4. **Locality 4 sites** – Bilbrook, Codsall, Perton and Pattingham
5. **Locality 5 sites** – Kinver, Wombourne and Swindon
6. **Strategic Employment sites** – Four Ashes, Hilton Cross, i54 South Staffordshire, ROF Featherstone
Appendix 1. Glossary

**Adoption** – The stage at which the Local Planning Authority (LPA), can adopt, by resolution of the Council a Local Development Document (LDD) as Council policy.

**Affordable Housing (or sub-market housing)** – Housing provided at a cost considered affordable in relation to average incomes or the price of general market housing.

**Annual Monitoring Report (AMR)** – A report produced by the LPA to show how the Authority is performing against all agreed targets.

**Appropriate Assessment (AA)** – An assessment of the potential effects of a proposed plan – in combination with other plans and projects – on one or more European sites, including Special Areas of Conservation (SACs). The Assessment itself is a statement that says whether the plan does, or does not, affect the integrity of the European site.

**Area Action Plan (AAP)** – A Development Plan Document (DPD) that will provide a planning framework for areas of significant change or conservation.

**Area of Outstanding Natural Beauty (AONB)** – An area with statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty.

**Bio-diversity** – The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.

**Bio-diversity Action Plan (BAP)** – A strategy prepared for a local area aimed at conserving biological diversity.

**Brief / Development Brief** – A planning brief can include site-specific development briefs, design briefs, development frameworks and master plans that seek to positively shape future development.

**Brownfield Land and Sites** – See ‘Previously-Developed Land’.

**Climate Change** – Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often regarded as a result of human activity and fossil fuel consumption.

**Community Facilities**

Community facilities provide for the health, welfare, social, educational, spiritual, recreational, leisure and cultural needs of the community.

**Community Forest** – A large area of land transformed into a wooded landscape by a partnership of local authorities, national agencies and private, voluntary and community organisations to support employment, recreation, education and wildlife. The Forest of Mercia is a Community Forest.
Communities and Local Government (CLG) – It is the aim of the Government to create sustainable communities. The CLG is responsible for housing, planning, regional and local government, regeneration, social exclusion, neighbourhood renewal and the fire and rescue service.

Conservation Area - Areas of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance.

Conservation Area Character Appraisal - A published document defining the special architectural or historic interest that warranted the area being designated.

Core Strategy – A Development Plan Document (DPD) which forms part of the Local Plan, that sets out the long-term spatial vision and spatial objectives for the LPA area and the strategic policies and proposals to deliver that vision.

Cultural Strategy - A Cultural Strategy aims to “promote the cultural well-being” of the area it covers.

Cycle Network - An integrated network of both on and off road routes to facilitate an easier and safer journey for cyclists.

Density - In the case of residential development, a measurement of either the number of habitable rooms per hectare or the number of dwellings per hectare.

Design guide - A document providing guidance on how development can be carried out in accordance with the design policies of a local authority or other organisation often with a view to retaining local distinctiveness.

Design statement - A design statement can be made at a pre-planning application stage by a developer, indicating the design principles upon which a proposal is to be based. It may also be submitted in support of a planning application.

Development - Development is defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land." Most forms of development require planning permission (see also “permitted development”).

Development Management - The process whereby a local planning authority manages, shapes, and considers the merits of a planning application and whether it should be given permission with regard to the development plan.

Development Plan - This will consist of the Local Plan for South Staffordshire

Development Plan Documents (DPDs) – Spatial planning documents prepared by the LPA and subject to Independent Examination. For South Staffordshire, they include the Core Strategy, the Site Allocations DPD, and the Policies Map. DPDs are required to have a Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA).
**District Centres** - Usually comprising groups of shops and some services, separate from the town centre, but with more variety than local centres. Can include suburban centres.

**Employment Land Study** – An assessment of the suitability of sites for employment development, to safeguard the best sites in the face of competition from other higher value uses and help identify those which are no longer suitable for other uses.

**Evidence Base** – The researched, documented, analysed and verified basis for all the components of a Local Plan. The work used to create the Local Plan can be published in the form of background papers.

**Flood Plain** - Generally flat-lying areas adjacent to a watercourse, tidal lengths of a river or the sea where water flows in times of flood or would flow but for the presence of flood defences.

**Flood Risk Assessment** - An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.

**Front-loading** - The important pre-production community participation processes involved in preparation of Local Development Documents (LDDs). Seen by the DCLG as the key to efficient production and examination of LDDs. The Statement of Community Involvement (SCI), Local Development Scheme (LDS) and the Annual Monitoring Report (AMR) play a large part in ensuring front-loading.

**Green Belt (not to be confused with the term ‘greenfield’)** – A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purposes of Green Belt are to:

- check the unrestricted sprawl of large built up areas;
- prevent neighbouring towns from merging;
- safeguard the countryside from encroachment;
- preserve the setting and special character of historic towns; and
- assist urban regeneration by encouraging the recycling of derelict and other urban land.

**Greenfield Land or Site** - Land (or a defined site) which has never been built on before or where the remains of any structure or activity have blended into the landscape over time.

**Green Infrastructure** - a network of green spaces and other environmental features including street trees, gardens, green roofs, community forests, parks, rivers, canals and wetlands. Green Infrastructure includes established green spaces and new sites and should thread through and surround the built environment and connect the urban area to its wider rural hinterland.

**Habitat** – An area of nature conservation interest.

**Historic Parks and Gardens** - A park or garden of special historic interest. Graded I (highest quality), II* or II. Designated by English Heritage.
**Independent Examination** – An examination held in public by an Inspector appointed by the Secretary of State into all Development Plan Documents (DPDs) and the Statement of Community Involvement (SCI). The examination will consider the “soundness” of the document. The Inspector’s report will be binding on the LPA.

**Issues and Options** – produced during the early production stage of the preparation of Development Plan Documents (DPDs) and may be issued for consultation.

**Key Diagram** - The diagrammatic interpretation of the Spatial Strategy as set out in the Core Strategy Development Plan Document.

**Landscape Character** - The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.

**Listed Building** - A building of special architectural or historic interest. Graded I (highest quality), II* or II.

**Local Centre** - Includes a range of small shops and perhaps limited services of a local nature, serving a small catchment. Sometimes also referred to as a local neighbourhood centre.

**Local Development Document (LDD)** – A local planning document which can be either a statutory Development Plan Document (DPD) or a non-statutory Supplementary Planning Document (SPD).

**Local Development Scheme (LDS)** – A document setting out the LPA’s programme for the preparation of the Local Development Documents (LDD’s) within a three-year period and a timetable for their production and review. It will also state which policies will be saved from the existing Local Plan.

**Local Landscape Designation (for example, ‘Area of High Landscape Value’)** - Non-statutory and locally designated areas outside the national landscape designations, which are considered to be of particular landscape value to the local area.

**Local Listing (Sometimes listed as a ‘Building of Local Importance’)** - Locally important building valued for contribution to local scene or for local historical situations but not meriting Listed Building status.

**Local Plan (new)** – A collection of statutory Development Plan Documents (DPDs) prepared by the LPA that sets out policies and allocations for delivering the economic, environmental and social aims of the area. A number of SPDs will also provide additional guidance to the policies contained in the Local Plan.

For South Staffordshire the Local Plan consists of the following DPDs:

- The Core Strategy,
- The Site Allocations DPD; and
- The Policies Map.
Local Plan (old) - An old-style development plan prepared by District and other Local Planning Authorities. These plans will continue to operate for a time after the commencement of the new development plan system.

Local Planning Authority (LPA) - The local authority or council that is empowered by law to exercise planning functions. Often the local borough or district council.

Local Strategic Partnership (LSP) - An overall partnership of people that brings together organisations from the public, private, community and voluntary sector within a local authority area, with the objective of improving people’s quality of life.

Local Transport Plan - A five-year integrated transport strategy, prepared by local authorities in partnership with the community, seeking funding to help provide local transport projects. The plan sets out the resources predicted for delivery of the targets identified in the strategy.

Localism Act 2011 - The Localism Bill was introduced to Parliament in December 2010, and was given Royal Assent on 15 November 2011, becoming an Act. The Localism Act includes wide-ranging changes to local government, housing and planning and seeks to shift power from central government back into the hands of individuals, communities and councils. It sets the direction for change to the national and local planning system.

Major Developed Sites in the Green Belt – This is a term from the old Planning Policy Guidance Note 2 (PPG2): Green Belts which has now been superseded by the National Planning Policy Framework (NPPF). These are sites such as factories, collieries, power stations, water and sewerage treatment works, military establishments, airfields, hospitals and research and education establishments. Sites remain within the Green Belt and may be redundant or in continuing use.

Mixed Use (or mixed use development) - Provision of a mix of complementary uses, such as say residential, community and leisure uses, on a site or within a particular area.

Monitoring (and review) – The process of measuring (in terms of quantity and quality) the changes in conditions and trends, impact of policies, performance of the plan against its objectives and targets, and progress in delivering outputs. Please also refer to Annual Monitoring Report (AMR).

National Planning Policy Framework (NPPF) - The NPPF sets out the Government’s planning policies for England and how these are expected to be applied. It sets out the Government’s requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

Nature Conservation - The protection, management and promotion of wildlife habitat for the benefit of wild species, as well as the communities that use and enjoy them.
**Neighbourhood Centre** - A number of shops serving a local neighbourhood and separate from the district centre. Sometimes referred to as a Local Centre.

**Open Space** - All space of public value, including not just land, but also areas of water such as rivers, canals, lakes and reservoirs, which can offer opportunities for sport and recreation. They can also act as a visual amenity and a haven for wildlife.

**Out-of-Centre** - In retailing terms, a location that is clearly separate from the primary shopping area of a town centre but not necessarily outside the urban area.

**Plan-led System** - The principle that decisions upon planning applications should be made in accordance with adopted development plans (and DPDs), unless there are other material considerations that may indicate otherwise.

**Planning & Compulsory Purchase Act 2004** - The Act updates elements of the 1990 Town & Country Planning Act. The Planning and Compulsory Purchase Act 2004 introduced a statutory system for regional planning; and a system for local planning known as Local Development Frameworks (LDFs). The local planning system has since been subject to government reforms and the details of which were set out in the Localism Act 2011 and the National Planning Policy Framework (NPPF).

**Planning Out Crime** - The planning and design of street layouts, open space, and buildings so as to reduce the actual likelihood or fear of crime, for example by creating natural surveillance.

**Preferred Options** – During formal public consultation on a Development Plan Document (DPD), the LPA will offer preferred option and proposals. The Council will offer those options, which are reasoned to be the most appropriate.

**Previously Developed Land (PDL) or ‘Brownfield’ Land** - Previously developed land is that which is or was occupied by a permanent structure including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

**Policies Map** – The component of a local plan showing the location of proposals in the plan, on an Ordnance Survey base map.

**Protected Species** - Plants and animal species afforded protection under certain Acts of Law and Regulations.

**Public Open Space** - Urban space, designated by a Council, where public access may or may not be formally established, but which fulfils or can fulfil a
recreational or non-recreational role (for example, amenity, ecological, educational, social or cultural usages).

**Renewable Energy** – Energy produced from a sustainable source that avoids the depletion of the earth’s finite natural resources, such as oil or gas. Sources in use or in development include energy from the sun, wind, hydropower, ocean energy and biomass.

**Rural Diversification** - The expansion, enlargement or variation of the range of products or fields of operation of a rural business (branching out from traditional farming activities, for example new income generating enterprise like renewable energy).

**Rural Exceptions Policy/Site** - A development plan or Development Plan Document may allocate small sites within rural areas solely for affordable housing, which would not otherwise be released for general market housing.

**Safeguarded Land** – A term to describe land that has been removed from the Green Belt to meet possible longer term development needs, formerly known as

**Sequential approach/sequential test** - A planning principle that seeks to identify, allocate or development certain types or locations of land before the consideration of others. For example, Brownfield housing sites before Greenfield sites, or town centre retail sites before out-of-centre sites.

**Site of Special Scientific Interest (SSSI)** - A site identified under the Wildlife and Countryside Act 1981 (as incorporated in the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features (basically, plants, animals, and natural features relating to the Earth’s structure).

**Site Allocations** – Sites that are proposed for development to meet the LPAs requirements set out in the Core Strategy. Policies will identify any specific requirements for individual proposals.

**Soundness** - A term referring to the justification of a Development Plan Document. A DPD is considered “sound” and based upon good evidence unless it can be shown to be unsound.

**Spatial Development** - Changes in the distribution of activities in space and the linkages between them in terms of the use and development of land.

**Spatial Planning** - Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. That will include policies which can impact on land use, for example by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.

**Spatial Vision** - A brief description of how the area will be changed at the end of the plan period (often 10 – 15 years).

**Stakeholders** – People who have an interest in the activities and achievements of the Council, including residents, local communities of interest, partners,
employees, customers, shareholders, suppliers, opinion leaders, regulators and “hard to reach” groups.

**Statement of Community Involvement (SCI)** – A Local Development Document (LDD) that sets out the standards which the LPA intends to achieve in relation to involving the community in the preparation, alteration and continuing review of all Local Development Documents (LDDs) and in significant development control decisions, and also how the local planning authority intends to achieve those standards.

**Strategic Environmental Assessment (SEA)** - A generic term used internationally to describe environmental assessment as applied to policies, plans and programmes. The SEA will form and integral part of the preparation process for all Local Development Documents (LDDs) and will be used to explain the environmental implications of polices and development as part of a Sustainability Appraisal (SA).

**Strategic Flood Risk Assessment (SFRA)** – Strategic Flood Risk Assessment is a tool used by the Local Planning Authority to assess flood risk for spatial planning, producing development briefs, setting constraints, informing sustainability appraisals, identifying locations of emergency planning measures and requirements for flood risk assessments.

**Strategic Housing Land Availability Assessment (SHLAA)** – Strategic Housing Land Availability Assessments are a key component of the evidence base to support the delivery of sufficient land for housing to meet the community’s need for more homes. These assessments are required by national policy set out in the National Planning Policy Framework (NPPF).

**Supplementary Planning Documents (SPDs)** – A guidance document that supplements policies and proposals in the Local Plan. It will be subject to public consultation, but will not form part of the Development Plan or be subject to Independent Examination.

**Sustainability Appraisal (SA)** – The examination of a Local Development Documents (LDDs) to ascertain whether its policies and proposals accord with the principles of sustainable development. The Sustainability Appraisal will incorporate a Strategic Environmental Assessment (SEA).

**Sustainable Communities** – Places where people want to live and work, now and in the future.

**Sustainable Community Strategy (SCS)** - A strategy prepared by local authorities to help deliver local community aspirations, under the Local Government Act 2000.

**Sustainable Development** - A widely used definition drawn up by the World Commission on Environment and Development in 1987: "development that meets the needs of the present without compromising the ability of future generations to meet their own needs". The Government has set out four aims for sustainable development in its strategy "A Better Quality of Life, a Strategy for Sustainable Development in the UK". The four aims, to be achieved at the same time, are: social progress which recognises the needs of everyone; effective
protection of the environment; the prudent use of natural resources; and maintenance of high and stable levels of economic growth and employment.

**Sustainable Travel/Sustainable Transport** - Often meaning walking, cycling and public transport (and in some circumstances “car sharing”), which is considered to be less damaging to the environment and which contributes less to traffic congestion than one-person car journeys.

**Travel Plan (sometimes called a ‘green travel’ or ‘commuter’ plan)** - A travel plan aims to promote sustainable travel choices (for example cycling) as an alternative to single occupancy car journeys that may impact negatively on the environment, congestion and road safety. Travel Plans can be required when granting planning permission for new developments.

**Vitality** - In terms of retailing, the capacity of a centre to grow or develop.

**Windfall Site** - A site not specifically identified in the planning process, but which unexpectedly becomes available for development during the lifetime of a plan. Most “windfalls” are referred to in a housing context.

**Written Representations** - A procedure by which representations on development plans and DPDs can be dealt with without the need for a full public inquiry or independent examination.

**Written Statement** - A documentary statement supplementing and explaining policy, forming part of a development plan.
The Local Plans Team
Planning and Strategic Services
South Staffordshire Council
Council Offices
Wolverhampton Road
Codsall
South Staffordshire
WV8 1PX

Telephone: (01902) 696593
Email: sadconsultation@sstaffs.gov.uk

If you require this information in another format e.g., in large print, Braille, audio or in a language other than English, please contact the Customer Services Team on 01902 696000