



South Staffordshire Council

Site Allocations Document (SAD)

September 2018



Further information can be found at
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A Local Plan for
South Staffordshire

Site Allocations Document (SAD)

*Right Place, Right Time:
A Blueprint for Local Development*

September 2018

South Staffordshire Council

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1. The Local Plan – The Bigger Picture

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:
- **Tier 1** - the Core Strategy, which was adopted in December 2012; and
 - **Tier 2** - Site Allocations Document (SAD).
- 1.2 The Core Strategy sets out the strategic vision and objectives for South Staffordshire, which the Local Plan is aiming to achieve; including the levels of development to take place, and broad locations. It was subject to extensive consultation from 2006 to 2012 prior to its adoption.
- 1.3 The SAD, once adopted, will set out site specific proposals and policies for the use of land to guide future development, in order to help to deliver the vision and objectives of the Core Strategy.
- 1.4 Overall the Local Plan provides the blueprint for future development in the district.

2. What is the Site Allocations Document (SAD)?

Site Allocations Document (SAD)

- 2.1 The role of the SAD is not to give planning permission to a particular proposal, as this needs to be done through the planning application process. It does however agree the principle that a suitable form of development can be located on a particular site, and where relevant, change the current land designation in order to facilitate that development coming forward, for example removing a housing site from the Green Belt. The intention is to provide some certainty about which sites will be developed in the future and for what purpose. The allocation of land does not necessarily mean that it will be developed straight away. Equally, a site being discounted now in this SAD does not mean that it cannot be considered again in future Local Plan reviews.

3. What is the 'Publication Plan' SAD Consultation?

SAD Production Stages

- 3.1 There are a number of different stages involved in the preparation of a Local Plan document. This consultation document is the SAD Publication Plan, which represents the Council's final draft plan before it is sent to the Secretary of State.

Main Stages		Date
Evidence Gathering	<ul style="list-style-type: none"> • Identification of main planning issues for the district. • Development of the Core Strategy • Submission of approximately 450 sites and the preparation of annual Strategic Housing Land Availability Assessments (SHLAAs) 	Ongoing process
Issues and Options	<ul style="list-style-type: none"> • Public consultation on all potential sites which meet our spatial strategy to deliver the adopted Core Strategy 	March-May 2014
Additional Sites	<ul style="list-style-type: none"> • Public consultation on extra land suggested to the Council as part of the March-May 2014 Issues and Options consultation 	August – October 2014
Gypsy and Traveller Issues and Options	<ul style="list-style-type: none"> • Public consultation on all potential options to meet future Gypsy and Traveller pitch provision 	October – November 2014
Preferred Options	<ul style="list-style-type: none"> • Public consultation on the Council's preferred sites 	December 2015– February 2016
'Publication Plan' or Proposed Submission	<ul style="list-style-type: none"> • Sets out the final SAD for submission to the Secretary of State (SoS)/Government • Representations at this stage can only relate to legal compliance and 'soundness' 	January 2017
Submission and Examination	<ul style="list-style-type: none"> • SAD submitted to Government (Planning Inspectorate) with all the comments received during the Publication Plan consultation 	September 2017
	<ul style="list-style-type: none"> • Independent Examination carried out in public by a Planning Inspector 	November 2017
Adoption	<p>WHERE WE ARE NOW</p> <ul style="list-style-type: none"> • Members to consider formal adoption of plan 	Council 11 th September 2018
Monitoring and Review	<ul style="list-style-type: none"> • Each year, identified targets and planning applications are monitored to assess delivery of the Local Plan 	Annually

'The Publication Plan' Site Allocations Document (SAD)

- 3.2 The 'Issues and Options' SAD was subject to extensive consultation between March to November 2014, and set out all the possible site and policy options that accorded with the Core Strategy. Approximately 3000 representations plus petitions were received and those responses were used to inform the preparation, and site selection, of the 'Preferred Options'. The Council undertook further consultation December 2015 – February 2016 on the 'Preferred Options', which represented the preferred approach. Approximately 1000 representations and petitions were

received to the 'Preferred Options' consultation, which has informed the preparation of this 'Publication Plan', which represents the Council final draft SAD, before submission for Examination to the Secretary of State. The consultation on this Publication Plan relates solely to issues of 'soundness' and whether the document is legally compliant with the statutory regulations.



Structure and Purpose

3.3 This SAD sets out the following information:

- What evidence the Local Plan needs to consider;
- A summary of the methodology for selecting the Site Allocations;
- The South Staffordshire Local Plan Strategy position;
- New policies to deliver the Site Allocations. All proposed policies will continue the approach set out in the adopted Core Strategy, and must be in accordance with those policies. A Monitoring Framework is also included in Appendix 4, which is in addition to the Core Strategy Monitoring Framework.
- The housing sites to be allocated;
- The Gypsy and Traveller pitches to be allocated;
- The employment land to be allocated;
- The Green Belt and Open Countryside boundary amendments to reflect allocations, and recognition of built development at major sites at Gospel End and Huntington;
- Other policy and site specific policies that are needed.

Supporting Documents

- A **Methodology Paper**, a **Site Assessment and Discounted Sites Paper**, and an **Assessment Criteria Topic Paper** to set out how we have determined which sites to allocate. The Site Assessment and Discounted Sites Paper has been updated throughout the plan preparation process.
- A **Sustainability Appraisal (SA)** which assesses the sustainability impacts of the Plan's policies and proposals has also been prepared and published. Similarly a **Habitats Regulation Assessment (HRA)** has also been prepared. SA and HRA documents have been produced at all stages of the plan making process and have informed the final sites selected.
- The SAD proposals are illustrated on the **Policies Maps**, and on village Inset Maps where development is planned. Proposed development sites can also be seen in detail in Appendix 1.
- The 'Publication Plan' consultation is accompanied by a '**Preferred Options Consultation Statement**', which sets out the process of community engagement carried out for the 'Preferred Options' stage, and the key issues raised through consultation responses. An 'Issues and Options Consultation Statement' is also available for the consultations carried out in 2014.
- A **Duty to Co-operate Schedule** has been prepared to set out cross boundary issues, who those issues exist with, and where agreement has been reached.
- 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 for the SAD, including the Strategic Housing Land Availability Assessment (SHLAA), the partial review of the Green Belt, Employment Land Studies etc. These can all be viewed on our website at www.sstaffs.gov.uk/localplans .

Delivery and Monitoring

- 3.4 As the SAD is taking forward the approach established in the Core Strategy, this means that existing indicators will be used to monitor progress, together with new indicators where new policies are proposed. New and updated indicators are identified in Appendix 4. Performance will be reported annually in the Authority Monitoring Report (AMR).

Infrastructure Delivery Plan (IDP)

- 3.5 The Infrastructure Delivery Plan (IDP) is required to summarise the infrastructure and investment needed to deliver the vision and aspirations for the SAD. It plays a key role in realising, through the planning of new development, the infrastructure

aspirations of local communities. The priorities and resources identified in the IDP will be used as material considerations in decision making alongside the SAD to assist in the provision of new development, helping to deliver the necessary infrastructure for places to become more sustainable and resilient. An IDP has been prepared and updated throughout the plan preparation process and is published once again to support this 'Publication Plan'. It is also required as part of the preparation of a Community Infrastructure Levy (CIL). The IDP is a live document which will be continually updated where necessary, before a final IDP is prepared and submitted with the final SAD for Examination.

- 3.6 We have engaged throughout the plan preparation process with infrastructure and service providers to ensure that any sites suggested to us are deliverable. Information received has been used to maintain and update our Infrastructure Delivery Plan, where necessary, 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.



4. What does the SAD need to consider?

The National Policy Context

- 4.1 The National Planning Policy Framework (NPPF) was published in March 2012 and sets the national policy context for local plan policies and proposals. Planning Policy for Traveller Sites was also published by the Government at the same time, to be read in conjunction with the NPPF. South Staffordshire's Core Strategy was modified to take account of the NPPF and was adopted in December 2012. The SAD is a Tier 2 plan, and therefore seeks to deliver the Core Strategy.
- 4.2 In 2013, the Government published national Planning Practice Guidance (PPG), which is an online tool providing further guidance on the NPPF. PPG is continually being updated and amended by the Government to reflect national policy and legislative changes.

The Local Policy Context

- 4.3 The SAD will deliver the adopted Core Strategy, which is depicted in the Key Diagram:



Cross boundary issues and the Duty to Co-operate

- 4.4 The Localism Act 2011, which came into force in April 2012, included a 'Duty to Co-operate' making it a legal requirement for Councils and statutory bodies to work

together on strategic cross boundary issues, such as housing numbers and employment land allocations.

- 4.5 As part of the engagement process for the Local Plan to date, meetings and workshops have frequently taken place with neighbouring authorities, partners and stakeholders to consider strategic cross boundary issues. These include both ongoing and predicted future considerations, together with carrying out joint studies to support decision making, for example Employment Land Studies.
- 4.6 In South Staffordshire, strategic level issues were set out in the adopted Core Strategy where co-operation with neighbouring authorities through regional and sub-regional processes strengthened existing cross boundary engagement. This was embodied in the Black Country adopted Core Strategy 2011, which is founded on delivering urban regeneration, with South Staffordshire's adopted Core Strategy 2012 founded as the counterpoint – to deliver rural regeneration and development aimed at local needs only, in order to assist the Black Country's aim of reducing out migration to the rural Shires.
- 4.7 Nevertheless potential cross-boundary issues still occur particularly as a number of settlements or sites lie close to the border of South Staffordshire, and because South Staffordshire is part of a wider Housing Market Area (HMA). South Staffordshire Council has maintained co-operation by engaging actively and constructively, on an on-going basis, with neighbouring authorities to identify, analyse and address potential strategic cross boundary issues. Evidence regarding this engagement process will be reported as part of a Duty to Co-operate Schedule. The Duty to Co-operate Schedule includes full details of partners, local authorities and stakeholders who are engaged under the Duty to Co-operate.



- 4.8 The Council's position on emerging cross boundary strategic evidence is considered further in Chapter 6: The Local Plan Strategy.

The Evidence Base

4.9 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:

- A Partial Review of the Green Belt 2013 (and updated in 2016)
- South Staffordshire Strategic Housing Land Availability Assessment (SHLAA) updated annually and which supports the SAD
- South Staffordshire Employment Land Study (ELS) 2013
- Sub-Regional Black Country and South Staffordshire High Quality Employment Land Study 2015
- ROF Featherstone Viability Study 2014
- West Midlands Strategic Employment Sites Study 2015
- South Staffordshire Strategic Housing Market Assessment (SHMA) (2013)
- GBSLEP Strategic Housing Needs Study 2015
- Gypsy and Traveller Accommodation Assessment (GTAA) 2008
- Gypsy and Traveller Accommodation Assessment (GTAA) 2014
- South Staffordshire Landscape Sensitivity Studies – Housing and Employment Sites 2015 (and updated in 2016)
- Cannock Chase Special Area of Conservation (SAC) Evidence Base Studies (2012-2015)
- Local Plan Viability Report 2015
- Southern Staffordshire Strategic Flood Risk Assessment (SFRA) Level 1 (2014)
- Water Cycle Study
- Surface Water Management Plan
- Staffordshire Renewable Energy Study
- Open Space Audit and Strategy 2015
- Sports Facilities and Playing Pitch Strategy 2015
- Extensive Urban Surveys, Conservation Area Appraisals and Conservation Area Management Plans

4.10 If you wish view the full Evidence Base, please visit our website at www.sstaffs.gov.uk/evidencebase



5. The Methodology and Approach to Site Selection

- 5.1 This section sets out a summary of the process of how the allocated sites have been selected. It is important that the site selection process is carried out in an open and transparent way, which includes a full evidence base and justification to support the selection of sites. As such, the SAD is supported by a **Methodology Paper**, which sets out the detailed methodology and site selection criteria. A **Site Assessment Paper and Discounted Sites Paper** has also been prepared to set out the assessment outcomes, including individual site performance; and the reasons why sites have, or have not, been selected as an allocation. A separate **Assessment Criteria Topic Paper** explains in more detail how each of the different assessment criteria were used to assess sites.

Summary of the Methodology

- 5.2 All potential development sites have been assessed against a detailed and wide ranging list of criteria, based on the principles of material planning considerations and sustainable development. The site selection criteria for housing sites were subject to wide ranging consultation in March 2014 as part of the main 'Issues and Options' public consultation; and the site selection criteria for traveller pitches were consulted on in October 2014 as part of that standalone Gypsy and Traveller 'Issues and Options' document. Further consultation on the site selection criteria, and the application of criteria to specific sites was undertaken in December 2015 as part of the 'Preferred Options' consultation. The site selection criteria for allocations have been amended and refined to take account of comments received at all stages of consultation. Employment site selection has been heavily guided by the adopted Core Strategy. All site selection is supported by a Sustainability Appraisal assessment – see 5.16 – 5.18 for further details. All site assessments included site visits and desk based research.

Site Selection Criteria for Housing and Safeguarded Land

- 5.3 The tables below set out the criteria used to assess and evaluate housing sites and determine the allocations. Sites which performed well against the first table/tier were then subject to a further detailed SA assessment; and assessed against the second table/tier in order to determine the allocations.

Tier 1 Assessment Criteria	Impact¹
Sequential test	Extremely high impact
Green Belt review categorisation	Extremely high impact
Countryside/landscape sensitivity	High impact
Accessibility to Amenities (inc. retail, employment and access to public transport etc.)	High impact
Surface Water Flooding	High impact
Highways (accessibility to the site.)	High Impact
Loss of existing facilities (including Best/Good employment)	High Impact
Impact on the Natural Environment	Medium Impact
Impact on Environmental Quality	Medium Impact
Historic Environment/Heritage Assets	Medium Impact

Tier 2 Assessment Criteria
Community views
Community Infrastructure opportunities
Economic Opportunities
Opportunities for open space, Green Infrastructure and recreation facilities (e.g. MUGAs/play areas)
Use of Natural boundaries (including impact on neighbouring residential amenity)
Enhancing Community Safety

- 5.4 Each assessment criterion was scored using a Red Amber Green (RAG) colour matrix with supporting notes and comments. This provides a clear, easy to understand system. An example of two criteria is set out below; however for the full criteria and explanation please refer to the Methodology Paper.

¹ The lower the impact against each criterion, the more suitable the site was judged to be. Ultimately sites will be considered against all the assessment criteria together with the findings from the Sustainability Appraisal.

Sequential Test		Impact on the Green Belt	
Extremely High/Very High			
How the sites score against the sequential approach in the Core Strategy		How the site has been assessed with primary and secondary Green Belt ranking against other sites in the same village	
	Land in the Development Boundary		Has no impact on the Green Belt
	Land in Open Countryside/Safeguarded Land		Has the least impact on Green Belt compared with other sites in the village
	Brownfield Land in the Green Belt (adj to village)		↓
	Green Belt (adj to village)		
	Many sites have already been discounted		Has the most impact on Green Belt compared with other sites in the village

- 5.5 There is a deliberate decision to use colour rather than numbers, as the use of numbers often implies a relative measure, which does not exist; for example, that a value of 4 is exactly twice the value of 2. The use of colours provides a fair and consistent comparison for a single topic across all sites within a village, and also gives the reader an initial visual understanding of how a site scores. □

Identifying Safeguarded Land

- 5.6 The adopted Core Strategy requires that an additional 10 years' supply of housing land to meet longer term development needs, known as 'Safeguarded Land', be identified for the next plan period. The Core Strategy states that Safeguarded Land will be apportioned to Main Service Villages and Local Service Villages having regard to the allocations ratio of 90:10, taking account of the key factors used to determine the allocations. The previous SAD consultations in March 2014 and December 2015, set out a proposed approach to the distribution of safeguarded land, based on applying the same village allocation percentage split in Core Strategy policy CP6 to the safeguarded land requirement.
- 5.7 The starting point for identifying locations for safeguarded land was whether there was additional capacity on the site(s) proposed for housing allocation. Where there was, in most instances, this was the logical location for all (or part) of each villages' safeguarded land requirement. However, in some cases there were material planning reasons as to why the remainder of the site was not suitable; for example where an extension to an allocated site did not score as well as the land identified for allocation. In such circumstances, the justification for not safeguarding the remainder of the housing allocation site is set out in the Site Assessment and Discounted Sites Paper.

- 5.8 In instances where the remainder of the allocation site was not considered suitable - or where there was insufficient remaining capacity - then the sites that scored next best against the site selection criteria were considered to see if they were suitable for safeguarded land. In some cases the proposed safeguarded land site(s) for a village may differ from the suggested hectare requirements set out in the Issues and Options and/or Preferred Options consultation document. This is because existing natural boundaries have been used to delineate robust site boundaries, and to take account of existing safeguarded land (identified in the 1996 Local Plan) in the overall supply of safeguarded land for the SAD. Proposing the most suitable and robust areas of land for safeguarding, means the apportionment of land between main and local services villages (90:10 split) has not been strictly adhered to.

Site Selection for New Gypsy & Traveller Pitches

- 5.9 The table below sets out the criteria used to assess and evaluate Gypsy and Traveller pitch options to determine our allocations. Policy H6 in the adopted Core Strategy sets out the pitch requirements and a number of criteria to be considered when allocating sites/pitches through the SAD; and the previous Site Allocations consultation documents also set out, and consulted on, a number of additional site selection criteria to steer development towards the most appropriate locations.

Assessment Criteria	Impact ²
Impact on the Green Belt	Extremely high impact
Overall accordance with Policy H6	Extremely high impact
1. The intended occupants must meet the definition of Gypsies & Travellers or Travelling Showpeople	
2. Essential services such as power, water sewerage, drainage and waste disposal are either available or can be provided to service the site	
3. The site will be well designed and landscaped to give privacy between pitches; for the occupiers of the site and between the site and adjacent users to protect the amenities of the occupiers of the site and the amenities of neighbouring residential properties, including 'boaters'	
4. Transit sites should have good access to the strategic highway network	
5. Sites for Travelling Showpeople will be large enough to accommodate ancillary yards for business uses and be located in areas where there is no unacceptable impact on neighbouring residential properties...	
6. The site can adequately and safely be accessed by vehicles towing caravans, is well related to the established local highway network and adequate space within the site to accommodate vehicle parking, turning space and to accommodate the occupants...	
7a. The proposal, either in itself or cumulatively having regard to existing neighbouring sites, must be of an appropriate size so as to not put unacceptable strain on infrastructure or dominate the nearest settled communities	
7b. ...avoid problems of community safety arising from poor social cohesion with existing families	
8a. Proposals shall be sited and landscaped to ensure that any impact on the character and landscape of the locality is minimised	
8b. ...including impacts on biodiversity nature conservation and heritage assets...	
9. Proposals must not be located in areas at high risk of flooding including functional floodplains (flood zones 3a and 3b).	
Other Material Planning Issues raised by Infrastructure and Service providers	High impact
Requirements for emerging households	High impact
Proposed 15 pitch maximum threshold for Gypsy and Traveller sites	High impact
Accessible location (to schools, health centres etc.)	Medium Impact

² The lower the impact against each criterion, the more suitable the site was judged to be. Ultimately sites will be considered against all the assessment criteria together with the findings from the Sustainability Appraisal.

- 5.10 As for housing scoring, each assessment criterion was scored using a Red Amber Green (RAG) colour matrix with supporting notes and comments. A number of policy H6 criteria were scoped out, and this is set out in the Methodology Paper. This provides a clear, easy to understand approach to pitch selection. An example of two criteria is set out below; however for the full criteria and explanation please refer to the Methodology Paper.

Category	Overall accordance with Policy H6		Impact on the Green Belt	
Weighting	Extremely High			
Explanation	Is the site in accordance with Policy H6.		How the sites have been assessed in terms of being affected by encroachment and the presence of robust boundaries to restrict encroachment in the longer term.	
Most favourable		Site is in accordance with Policy H6		The site makes a more limited contribution to the Green Belt +
		↓		
				The site makes a contribution to the Green Belt ++
	Least favourable		Proposal would see considerable conflict with Policy H6.	

Site Selection for Employment Sites

- 5.11 The adopted Core Strategy sets out a clear steer for any future employment growth required in South Staffordshire. The Core Strategy supports 'modest extensions' to the four freestanding Strategic Employment Sites (i54 South Staffordshire, ROF Featherstone, Hilton Cross and Four Ashes) where robust evidence and reasoned justification is provided to support their expansion. In addition, and if it can be justified, the Core Strategy makes further allowance for safeguarding land for employment, and employment uses as part of a mixed use development in the Main Service Villages. The aim was that where there is evidence to support a 'modest

extension', safeguarded land, and/or mixed use development in a village for employment use, that this would be allocated through the SAD.

- 5.12 The adopted Core Strategy required the Council to refresh its Employment Land Study (which was published February 2013) to inform the SAD,. The ELS 2013 revealed a slight oversupply of employment land in the district. As a result, no evidence to support 'modest extensions' or safeguarded land at any of the four freestanding Strategic Employment Sites, nor the allocation for a mixed use development incorporating employment uses within the Main Service Villages, was demonstrated.
- 5.13 However, the study did recognise that employment provision was a key cross boundary strategic issue. It also concluded that South Staffordshire and our Strategic Employment Sites may play a role in meeting any identified shortfall in the Black Country's supply of High Quality (HQ) employment land. As a result, a sub-regional employment study was commissioned to determine if there was a need for land to come forward in South Staffordshire to meet some of the Black Country's High Quality employment land needs.
- 5.14 Further work has also been carried out on the delivery of ROF Featherstone, in light of the Core Strategy Inspector's recommendations in his Report. He stated that '*... the CS is not as clear-cut as it might be in relation to the ROF site. This is not ideal; especially given the importance of the site to the portfolio ... the Site Allocations DPD [needs to] provide the unambiguous certainty needed to plan for the future of the ROF site. I have no reason to suppose that the Site Allocations DPD will be other than unequivocal in this respect.*' The Council commissioned an independent study of ROF Featherstone in 2014 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 SAD. This report suggested that modest extensions could enhance the viability of the site by facilitating an improved access, and in turn improve local amenity. In 2016, further detailed assessments began on ROF Featherstone to look in detail at access options, and a full Environmental Impact Assessment (EIA) will be submitted with any planning application. All studies and reports can be viewed on our Evidence Base page on the website at www.sstaffs.gov.uk/evidencebase
- 5.15 The employment proposals included in the SAD are strictly guided by the parameters for employment growth set out in the adopted Core Strategy. The SAD sets out the solution to emerging evidence on employment needs and recognises its role in meeting some of the employment needs of the wider economic area.

The Supporting ‘Sustainability Appraisal’

- 5.16 The SAD 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 has been prepared alongside the Local Plan – both the Core Strategy and this SAD – and has informed decision making throughout the process of determining the strategic approach of the Core Strategy, and subsequently informed the site selection process, and the content of the policies.
- 5.17 The ‘Issues and Options’ Site Allocations consultations were supported by a Sustainability Appraisal Scoping Report and Initial Sustainability Appraisals, which considered how each site option performed against the Sustainability Objectives. All of those sites which performed well against the first tier of SAD assessment were then subject to a detailed ‘Preferred Options’ Sustainability report, which informed the selection of the ‘Preferred Option’. An addendum SA assessment was then carried out on 9 potential road access options to unlock ROF Featherstone employment site, considering the major and minor sustainability effects associated with each option. The Sustainability Appraisal published alongside the Publication Plan analyses the sustainability performance of each allocation proposed in the plan, as well as reasonable alternatives.
- 5.18 The Sustainability Appraisal process played a key part in the strategy formation of the Core Strategy, and was an important consideration for the site selection in the SAD; and consequently assessments in the Site Assessment and Discounted Sites Paper must be considered together with the SA. The detailed SA assessment is published alongside the SAD, the Methodology Paper and the Site Assessment and Discounted Sites Paper.



The Supporting ‘Habitats Regulations Assessment’

- 5.19 A Habitats Regulations Assessment has been undertaken of the SAD as required by Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended) in order to see whether its proposals could have the potential to result in likely significant effects upon European sites and sites of international importance for nature conservation that include:
- Special Areas of Conservation (SAC) designated under European Council Directive 92/43/EEC(a) on the Conservation of Natural Habitats and of Wild Fauna and Flora (the Habitats Directive) and candidate SACs;
 - Special Protection Areas (SPA) designated under the European Council Directive 79/409/EEC on the Conservation of Wild Birds (the Birds Directive);
 - Proposed and listed Wetlands of International Importance (Ramsar sites), possible SACs (pSACs) and potential SPAs (pSPAs) for which the UK Government has as a matter of policy chosen to apply the Habitats Regulations Assessment procedures even though these are not European sites as a matter of law (National Planning Policy Framework, para 118).
- 5.20 There is one international site entirely within South Staffordshire which is Motte 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.
- 5.21 The first stage of the Habitats Regulations Assessment process (HRA) Stage 1 Screening of the Core Strategy found that there are no likely significant effects on these three European sites. Further information on the HRA process and how it will be taken forward for future projects and plans arising from this SAD is explained in the HRA Assessment.
- 5.22 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 and the mitigation required for Cannock Chase SAC, can be found in the HRA documentation and on our website.
- 5.23 If you wish to view the SA or HRA, or would like further information, please visit our website at www.sstaffs.gov.uk/localplans.

6. The Local Plan Strategy

The Local Plan for South Staffordshire

- 6.1 The Local Plan for South Staffordshire comprises two documents. An adopted Core Strategy which sets out the vision, objectives and planning framework for development in South Staffordshire; and the Site Allocations Document (SAD) which seeks to deliver the adopted Core Strategy.
- 6.2 The Core Strategy was adopted in December 2012, post NPPF; and one year after the adoption of the neighbouring Black Country Core Strategy. The Black Country Core Strategy, the fundamental aim of which is to deliver urban regeneration, has a close inter-relationship with South Staffordshire's Core Strategy. The SAD is a 'Tier 2' plan, and therefore seeks to deliver the Core Strategy. A Monitoring Framework for the SAD is also included in Appendix 4, which is in addition to the Core Strategy Monitoring Framework.
- 6.3 South Staffordshire's Core Strategy is based on delivering new homes to meet local needs only, using a settlement hierarchy approach. It was developed to deliver small scale local growth for our communities and rural regeneration, in a sustainable way, and to do so in a way that would minimise out migration from the Black Country Major Urban Area (MUA).

Core Strategy Delivery and Plan Flexibility

- 6.4 The SAD is not considered to be the appropriate point at which to revise the housing target established in the adopted Core Strategy. The SAD is seeking to deliver the Core Strategy, and Policy SAD1: Local Plan Review offers certainty that this matter will be addressed when the Plan is reviewed. Therefore, it would be inappropriate to revise the District's housing or Gypsy and Traveller pitch requirements within the SAD, the scope of which is simply to give effect to the existing adopted policies in the Core Strategy.
- 6.5 Housing requirements in the adopted Core Strategy are minimum figures. In certain circumstances, for example where community benefit is being delivered, or to recognise defensible boundaries, and maximise the efficient use of land, some allocated sites in the SAD exceed minimum figures. Sites may also deliver slightly higher levels of development on the ground dependent on layout, open spaces and housing mix.
- 6.6 The Core Strategy also requires the SAD to identify sufficient additional land to meet longer term development needs in future Local Plan documents – this is known as 'Safeguarded Land'. The SAD identifies safeguarded land in our Main and Local Services Villages in the settlement hierarchy, in accordance with the Core Strategy. As part of a Local Plan review the sites identified as safeguarded land in this SAD will be considered for release for housing development in the next plan period.

Local Plan Review

- 6.7 The Localism Act 2011, and specifically Section 110, introduced a legal requirement known as Duty to Co-operate (DtC). The DtC is important when issues arise that cross the boundaries of local authority areas. Dialogue between neighbouring local authorities should be constructive, active and on-going to ensure that it can be demonstrated that plans have been positively prepared, having regard to cross boundary issues of strategic importance. Further information on the Duty to Co-operate can be found in paragraphs 4.4-4.8.
- 6.8 Through a Local Plan review, changes to the spatial strategy in the adopted Core Strategy may be necessary in response to emerging evidence, or to reflect cross boundary issues of strategic importance under the DtC. Whilst the SAD is not considered to be the appropriate place at which to revise the strategic approach established in the adopted Core Strategy, it is considered necessary now, to provide a narrative on significant cross boundary issues that have arisen since the Core Strategy was adopted in December 2012.

Greater Birmingham Housing Market Area (GBHMA)

- 6.9 There is a primary Housing Market Area (HMA) comprising Birmingham, the Black Country and nine neighbouring local authorities defined in a Strategic Housing Needs Study (SHNS); commissioned by the Greater Birmingham and Solihull Local Enterprise Partnership (GBSLEP) and the Black Country Authorities. South Staffordshire is one of the nine local authorities within the HMA, together with Cannock Chase, Lichfield, Tamworth, North Warwickshire, Stratford-upon-Avon, Solihull, Bromsgrove and Redditch.
- 6.10 The adopted Birmingham Development Plan (Policy PG1) identifies an unmet housing need of 37,900 dwellings up to 2031, for which provision is to be made elsewhere within the GBHMA. Furthermore, since this shortfall was identified, a further additional 22,000 dwelling unmet need has been identified through early stages of the review of the Black Country Core Strategy. For this reason, the distribution of the unmet housing need across the HMA is yet to be agreed. South Staffordshire Council is working positively towards a Memorandum of Understanding (MoU) or Statement of Common Ground (SoCG) with all local planning authorities within the GBHMA.
- 6.11 To assist discussions between the HMA authorities with regard to the apportionment of housing needs, a Strategic Growth Study is being prepared across all fourteen GBHMA authorities. This examines strategic locations for housing growth which could assist in meeting the identified HMA unmet needs across the GBHMA, having regard to high-level Green Belt Review, assessment of infrastructure capacity, sustainability criteria and deliverability assessments. The study re-examines the potential urban capacity of GBHMA authorities and options for strategic development past the Green Belt, and ultimately sets out options for strategic growth locations to be tested through the Local Plan Review. This provides a

consistent evidence base upon which a future MoU/SoCG apportioning housing growth can be based.

- 6.12 In addition to this, South Staffordshire Council and the Black Country authorities have agreed to prepare a joint Green Belt Review to assess, in further detail, the capacity of the Green Belt across the five authorities. This may provide a basis for identifying future housing and employment sites, where exceptional circumstances demonstrate these are required. Given the changing nature of cross-boundary housing growth pressures, additional evidence may be required to review the District's housing capacity. For example, an update of the evidence base in respect of the Cannock Chase Special Area of Conservation (SAC), including mitigation measures and assessment of existing rural settlements' infrastructure capacity, and services and facilities. This evidence will inform the framework for a new spatial strategy which seeks to meet the District's own objectively assessed housing needs and, subject to discussion with other local authorities, could potentially meet a proportionate contribution towards unmet housing needs from the wider housing market area.

Core Strategy delivery and plan flexibility

- 6.13 It is because of this issue, of evidenced unmet housing needs across the GBHMA, that an early Local Plan Review is being triggered by Policy SAD1 – Local Plan Review. The aim is to prepare a new Local Plan for South Staffordshire to be submitted for examination by the end of 2021 – and this will mean that South Staffordshire's contribution towards unmet housing needs across the GBHMA can be addressed in a timely manner in order to secure the delivery of these new homes by 2031.
- 6.14 It is difficult to arrive at a precise figure now within the context of this Tier 2 Plan (the SAD). There is not the flexibility to enable the allocation of additional homes, now, to meet a proportion of the unmet need arising in the GBHMA. However, we recognise that continued uncertainty may not be helpful to BCC in seeking to monitor the provision of unmet housing needs across the GBHMA by 2031. Safeguarded land identifies sites that can be considered through the Local Plan review process in order to meet housing shortfalls across the GBHMA, including South Staffordshire's own housing needs.
- 6.15 Similarly, the South Staffordshire Local Plan review will need to have regard to the economic needs of South Staffordshire. These will be taken into account by means of a comprehensive Economic Development Needs Assessment (EDNA) which will review employment land need and supply. South Staffordshire has also historically worked positively with neighbouring authorities to understand, and plan for, justified economic needs; and will continue to do so in the plan review. For example, the Black Country authorities' 2017 Economic Development Needs Assessment Stage 1 report identifies South Staffordshire as an area with strong economic links to the Black Country Functional Economic Market Area. Where required, and justified by robust evidence, South Staffordshire will continue to work constructively and pro-actively with the Black Country authorities to consider the District's role in meeting

wider employment needs through the Duty to Co-operate. For further information on economic development, see Chapter 9.

Local Plan Reviews – South Staffordshire and the Black Country

- 6.16 Our inter-relationship with the Black Country is important – and this is explained in detail in the adopted Core Strategy. Our timetable for local plan preparation will continue to be aligned closely with local plan preparation in the Black Country. Policy SAD1 Local Plan Review will assist in cementing the continued close alignment between our emerging local plan reviews.
- 6.17 The early review of the South Staffordshire Local Plan commenced in 2016 with a joint Strategic Housing Market Assessment (SHMA) and there will also be a Strategic Green Belt Review in 2018 (as set out above). SHMAs are an important part of the evidence base that will underpin the emerging local plan reviews for South Staffordshire and the Black Country. SHMAs require detailed analysis that would not be appropriate for the geography of the wider GBHMA. For this reason the Black Country and South Staffordshire Sub Housing Market Area is chosen as the geography for this important piece of evidence. The Joint SHMA has considered what our full objectively assessed housing needs are, including Gypsy, Traveller and Travelling Showperson pitches/plots, and identifies the scale and mix of housing and the range of tenures that the local population is likely to need in the future. Housing and employment needs will be reviewed as part of the local plan review scoping and evidence gathering which commenced in 2016, and will be subject to consultation as part of the new plan preparation process.

South Staffordshire's Local Plan Review

Policy SAD1: Local Plan Review

South Staffordshire Council shall carry out an early review of the Local Plan that will be submitted to the Secretary of State for Examination by the end of 2021. This will be a comprehensive review of the Local Plan for South Staffordshire that will consider the need for additional growth and plan appropriately for this. This plan will review, as a minimum, the following matters, which are based upon known strategic issues affecting the District at this point in time;

- South Staffordshire's own objectively assessed housing need and the potential for housing supply within the District (including existing safeguarded land identified through the Site Allocations Document) to meet this need.
- The potential role of housing supply options within the District to meet unmet cross boundary needs from the wider Greater Birmingham Housing Market Area (GBHMA), including from the Black Country.
- Employment land requirements for South Staffordshire, as identified through a comprehensive Economic Development Needs Assessment (EDNA)
- South Staffordshire's potential role in meeting wider unmet employment needs through the Duty to Co-operate.
- The appropriateness of the existing settlement hierarchy and the strategic distribution of growth in light of new housing and employment needs.
- The need for further additional safeguarded housing and employment land for longer term development needs, and the role of safeguarded land in meeting housing shortfalls across the GBHMA, including South Staffordshire's own needs.
- Gypsy, Traveller and Travelling Showpeople provision.
- A comprehensive Green Belt Review undertaken jointly with the Black Country authorities, to inform any further Green Belt release to accommodate new development within the District.

- 6.18 Policy SAD1 as set out above responds to the known cross boundary evidence of unmet development needs, including unmet housing needs across the Greater Birmingham Housing Market Area (GBHMA) – which includes the Black Country and 9 other neighbouring authorities (including South Staffordshire).
- 6.19 The Council will continue to work positively towards a Memorandum of Understanding (MoU) or Statement of Common Ground (SoCG) with all local planning authorities across the GBHMA. However, it may be the case that the GBHMA authorities fail to agree a MoU or SoCG setting the apportionment of housing growth across the HMA in advance of the publication draft of the Local Plan Review, which is anticipated before the end of 2020. If this is the case, the Council will consider providing a proportionate contribution to unmet cross boundary

development needs as informed by all available evidence at that point in time. This will ensure the timely preparation of the Local Plan Review.

- 6.20 The SAD proposes to update a number of Core Strategy policies in order to incorporate Site Allocations proposals. All proposed policies will continue the strategic approach set out in the adopted Core Strategy, and must be in accordance with those policies. It is important that development proposals should be consistent with other local planning policies. A Monitoring Framework is also included in Appendix 4, which is in addition to the Core Strategy Monitoring Framework.

SAD Policy	Core Strategy Policy Links	Proposal	Why?
SAD1: Local Plan Review	N/A	Local Plan Review agreement.	To recognise the cross boundary issues emerging within the GBHMA and FEMA and any other needs identified through the Duty to Co-operate, alongside the potential for additional housing and employment land to meet needs of South Staffordshire
SAD2: The Housing Allocations	Core Policy CP6: Housing Delivery	A policy setting out all the housing sites proposed for allocation.	To allocate land for housing to meet the Core Strategy plan requirements.
SAD3: Safeguarded Land for Longer Term Development Needs	GB2: Land Safeguarded for Longer Term Needs	A policy setting out all the housing sites proposed for safeguarding.	Safeguard land for longer term development needs to meet the Core Strategy plan requirements.
SAD4: Gypsy and Traveller Pitch Provision	H6: Gypsies, Travellers and Travelling Showpeople	A policy setting out all the Gypsy and Traveller pitches proposed for allocation.	Allocate land for Gypsy and Traveller pitches to meet the Core Strategy plan requirements.
SAD5: Employment Land Allocations	Core Policy (CP)7: Employment and Economic Development	A policy setting out all the employment land proposed for allocation.	Allocate land for employment to meet the evidenced requirements.
SAD6: Green Belt, Open Countryside and Development Boundary Amendments	GB1: Development in the Green Belt; and OC1: Development in the Open Countryside Beyond the West Midlands Green	A policy setting out the proposed Green Belt, Open Countryside and Development boundary amendments.	Amend the development boundaries to accommodate the housing and employment sites proposed for allocation,

	Belt		and to recognise revised development boundaries.
SAD7: Open Space Standards	Core Policy (CP) 14: Open Space, Sport and Recreation. Delete unimplemented Public Open Space proposals former SSLP 1996 Policy R6	A policy setting out the proposed Open Space Standards for new development.	Updated evidence in the Open Space Audit and Strategy 2014 set out new requirements.
SAD8: Hatherton Canal Restoration Project	EV3: Canals and Canalside Development	A policy seeking to protect the restoration route of the Hatherton Branch Canal.	To assist in the restoration initiative.
SAD9: Key Development Requirements	All policies	A policy setting out the general detailed requirements that will be needed to support planning applications.	To assist in timely decision making.

7. Housing Sites and Safeguarded Land for Longer Term Needs

Planning for new housing in 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 aim to maximise community benefit that can be delivered as part of new development
- Our aim is that sustainable, inclusive and mixed communities are created

Introduction

- 7.1 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.
- 7.2 A settlement hierarchy was established through our Settlement Study, categorising each of the district's settlements as Main, Local, or Small Service Villages, and 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. This is set out in the Core Strategy as Core Policy 1: The Spatial Strategy for South Staffordshire. 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.
- 7.3 An 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. 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

- 7.4 The Core Strategy sets out a requirement for at least 3850 homes to be built between 2006 and 2028.
- 7.5 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 were adjusted for the SAD to take account of changes to the housing land supply between April 2010 (the housing supply calculation date in the adopted Core Strategy) and December 2015 (the most recent published Site Allocations document). As a result, the SAD needs to allocate a minimum of 1012 homes in the remainder of the plan period. Further explanation of on housing land supply and detail of changes can be found in the **Housing Background Paper**.
- 7.6 The following table sets out the adjusted minimum housing figures to take account of changes in housing land supply since the numbers in the Core Strategy were calculated. In order to ensure that any planning permissions granted during this period which may contribute to the allocation numbers are retained for future housing use, it is proposed that if the permission has not been implemented, the site will be formally allocated for residential development in the Site Allocations DPD.



- 7.7 The minimum residual number of new homes to be delivered in the SAD is as follows:

Village	Residual SAD Allocations minimum requirements
Locality 1	
Penkridge	0
Huntington	0
Locality 2	
Brewood	53
Coven	34
Wheaton Aston	12
Locality 3	
Cheslyn Hay	63
Great Wyrley	87
Essington	0
Featherstone	43
Locality 4	
Bilbrook	102
Codsall	221
Perton	163
Pattingham	0
Locality 5	
Kinver	48
Wombourne	177
Swindon	9
Minimum Total	1012

Housing Sites to deliver the adopted Core Strategy

- 7.8 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 or where community benefit may be delivered on site. Therefore, the amount of housing to be allocated in some villages may be slightly higher than the minimum number, where it delivers a community benefit where there is local support and a 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
- 7.9 The Core Strategy is clear that delivering community benefit on suitable sites as part of new development is an important consideration for the SAD. 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. This would provide benefit to the wider

community as part of new development, help integrate new development with the existing village and improve sustainability, or in certain circumstances potentially provide a more efficient use of land within defensible boundaries. Where the SAD is supporting a small increase above the minimum number, this is explained in the individual site proforma in Appendix 1.

- 7.10 The 'Issues and Options' consultations which considered housing sites took place between March and November 2014 and consulted on approximately 150 housing sites spread across 16 different villages which were, in principle, suitable for development and in conformity to the Core Strategy. All these sites provided genuine choice for plan making and which could if fully developed, theoretically deliver in excess of 15,000 dwellings. The SAD needs to allocate a residual 1012 dwellings, which equates to less than 7% of the options contained in the 'Issues and Options' documents.
- 7.11 The 'Preferred Options' consultation, which presented the preferred sites in each location for growth, took place between December 2015 and February 2016 considered 19 housing sites and 14 sites for Safeguarded Land for allocation.
- 7.12 As set out in the Site Assessment and Discounted Sites Paper, and summarised in Chapter 4 - Site Selection for Housing and Safeguarded Land for Longer Term Needs - each site was individually assessed to determine which site, or sites, in each village were the most suitable for allocation.



7.13 The housing allocations are:

Policy SAD2: The Housing Allocations				
The residual housing allocation for South Staffordshire will be met on the following sites:				
Village	Site Ref No.	Site Location	Minimum Dwelling delivery	Proforma Page Number
Bilbrook (a)	443	Land off Pendeford Mill Lane	102	60
Codsall (a)	228	Land at the former Adult Training Centre, Histons Hill	20	62
Codsall (b)	223	Land at Watery Lane	160	64
Codsall (c)	406	Land at Keepers Lane	50	66
Brewood (a)	54	Land off Engleton Lane	53	70
Cheslyn Hay (a)	119	Land off Saredon Road	63	74
Great Wyrley (a)	141	Land at 154a Walsall Road	25	76
Great Wyrley (b)	139	Land at Pool View, Churchbridge	35	78
Great Wyrley (c)	136	Land at Landywood Lane	35	80
Coven (a)	86	Land west of School Lane	40	84
Featherstone (a)	168	Land at Brinsford Lodge	60	88
Kinver (a)	270	Land off Hyde Lane (east)	30	98
Kinver (b)	274	Land South of White Hill	30	100
Perton	239	Land west of Wrottesley Park Road (south)	163	108
Swindon	313	Land off Himley Lane (north)	10	112
Wheaton Aston	379	Land East of Ivetsey Road	15	116
Wombourne (a)	281a	Land off Ounsdale Road (south)	19	120
Wombourne (b)	302	Land North of Beggars Bush Lane	80	122
Wombourne (c)	283	Land North of Bridgnorth Road	80	124
		Minimum Total	1,070	
All sites allocations will be delivered in accordance with the individual site planning requirements set out in Appendix 1 and any other mitigation which is deemed necessary, through the planning application assessment/ determination process. Proposals should be consistent with other Development Management policies in the adopted Core Strategy.				

7.14 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. Development should also be of a high quality design standard; provide for open space, play, sport and recreation where necessary; consider community safety; and create inclusive and mixed communities with good links to existing settlements.

- 7.15 South Staffordshire's housing mix need has been based on evidence in the Strategic Housing Market Assessment (SHMA) 2013 and in 5 sub-market reports. The SHMA considers the housing stock deficits in each of the villages to receive an allocation, which have been translated into housing mix requirements through the Core Strategy. A new SHMA prepared in 2016, will identify future housing needs for the review of the Plan. A South Staffordshire Design Guide has also been prepared to set out good design principles and expectations.
- 7.16 All sites will be expected to maximise housing stock variety in accordance with the Core Strategy in order to deliver a good mix of housing choice to meet local needs; and achieve good design principles appropriate to local character.

Safeguarded Land for Longer Term Needs

- 7.17 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 which demonstrates a need for growth is considered an appropriate time to alter Green Belt boundaries. 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 requirement of the Site Allocations process is to provide certainty as to where future development in the next plan period will be located. Therefore, in addition to the new housing sites to meet the housing requirement in the Core Strategy, the SAD must also identify and safeguard additional land to be taken out of the Green Belt now, but which will be safeguarded for housing development in the next plan period.
- 7.18 The Core Strategy commits to identifying safeguarded land in the SAD equivalent to 10 years' supply of housing. For housing development, the Core Strategy states that this will be identified at Main and Local Service villages and have regard to the housing allocations ratio of 90:10. Based on 10 years of the current annual housing requirement of 175 dwellings each year, we need to identify safeguarded land to accommodate 1750 dwellings. This means identifying safeguarded land to accommodate approximately 1,575 dwellings in the Main Services Villages, and 175 dwellings in the Local Service Villages.
- 7.19 In some cases the safeguarded land site(s) for a village may vary from the suggested hectare requirements set out in the previous SAD consultations. This is because existing natural boundaries have been used to delineate logical and permanent site boundaries, and to confirm that existing safeguarded land (identified in the 1996 Local Plan) will be included in the supply of safeguarded land for the SAD. The SAD seeks to safeguard land to accommodate 1,750 dwellings on 86.8ha of land, with capacity in the next plan period to deliver approximately 1518 dwellings in the Main Services Villages and 300 dwellings in the Local Service Villages, taking into account existing safeguarded land. This equates to an 84:16 split. The land take assumption and development densities required for Safeguarded Land have been calculated on the same basis as that for the housing allocations.

- 7.20 Policy SAD1: Local Plan Review sets out the review process for the Local Plan, and is the route by which the sites identified as safeguarded land in the SAD will be considered for release in whole or part for housing development in the review of the Plan. The review process will determine what role safeguarded land could have in meeting unmet housing needs of the Greater Birmingham Housing Market Area (GBHMA), which includes the needs of South Staffordshire. The SAD is not considered to be the appropriate point at which to revise the strategic purpose of Safeguarded Land. The SAD is seeking to deliver the Core Strategy, and Policy SAD1: Local Plan Review offers certainty that strategic housing needs will be addressed when the Core Strategy is reviewed. Therefore, it would be inappropriate to revise the strategic function of safeguarded housing land within the SAD, the scope of which is simply to give effect to the existing adopted policies in the Core Strategy.
- 7.21 Safeguarding land in this way is a Green Belt issue. Core Strategy *Policy OC1: Development in the Open Countryside beyond the West Midlands Green Belt*, aims to protect land in the 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. The 'Issues and Options' SAD consultation considered whether to introduce a safeguarding element to the Open Countryside policy, so that land could be identified for longer term development needs in both Green Belt and Open Countryside locations. However, as safeguarded land is a function of Green Belt policy, no robust evidence was put forward to justify the identification of safeguarded land in the Open Countryside. As such, no safeguarded land is proposed at Penkridge or Wheaton Aston where there is availability of non-Green Belt land, which is a preferable development location to Green Belt in the sequential approach set out in our adopted Core Strategy.
- 7.22 As set out in the Site Assessment and Discounted Sites Paper, and summarised in Chapter 4 - Site Selection for Housing and Safeguarded Land for Longer Term Needs - each site was individually assessed to determine which site, or sites, in each village were the most suitable for safeguarded land beyond the allocation.

7.23 The Safeguarded Land sites are:

Policy SAD3: Safeguarded Land for Longer Term Development Needs

Land will be 'Safeguarded' for longer term development needs for the period 2028-2038, or released through an early plan review, on the following sites:

Village	Site Ref No.	Site Location	Total Area	Proforma Page Number
Bilbrook (b +c)	443 + 209	Land off Pendeford Mill Lane and Lane Green Road	12.5ha	60
Codsall (c)	406 + 419	Land at Keepers Lane and Wergs Hall Road	14.9ha	66
Brewood (b)	055 + 068	Land off Four Ashes Road	3ha	70
Cheslyn Hay (a+b)	119 118	Land off Saredon Road Land off Wolverhampton Road	5.4ha	74
Great Wyrley (c)	136	Land at Landywood Lane	5.2ha	80
Coven (b)	082	Land east of School Lane	2.3ha	84
Essington		Existing Safeguarded Land: Land at Hobnock Road	9ha	N/A
Featherstone (b)	397	Land adjacent to Brinsford Lodge	1.6ha	88
Huntington	016	Land at Pear Tree Farm	1.6ha	94
Kinver (b)	274	Land south of White Hill	3.9ha	100
Pattingham	251	Land at Hall End Lane	0.8ha	104
Penkridge	005	Existing Safeguarded Land: Land at Cherrybrook Drive	4.2ha	N/A
Perton	239	Land west of Wrottesley Park Road (south)	7.5ha	108
Swindon	313	Land off Himley Lane (north)	0.8ha	112
Wombourne (d)	416	Land off Orton Lane	2.8ha	126
Wombourne (e)	285 + 459 + 415	Land north of Poolhouse Road	11.3ha	128
		To find	86.8ha	

All Safeguarded Land identified for longer term development needs and removed from the Green Belt (including existing Safeguarded Land) will retain its safeguarded land designation until a review of the Local Plan proposes development of those areas in whole or part. Planning applications for permanent development prior to allocation in the Local Plan will be regarded as departures from the Plan, in accordance with adopted Core Strategy policy GB2: Land Safeguarded for Longer Term Needs.

Safeguarded Land will be delivered in accordance with the individual site planning requirements set out in Appendix 1, and be consistent with other Development Management policies in the adopted Core Strategy.

8. Gypsy and Traveller Pitches

Our Gypsy and Traveller issues:

- Gypsy pitch delivery must conform with the Core Strategy
- To encourage sustainable use of land in sustainable locations.
- To assess the ability of a site to meet the criteria as set out in Core Strategy Policy H6

Introduction

- 8.1 Gypsies, Travellers and Travelling Showpeople have been residents in England for hundreds of years and have a distinct culture and traditions which mean that there are differing challenges when planning for their needs, than may be the case for the settled population. Currently within South Staffordshire there are 109 permanent pitches, 3 temporary and 13 unauthorised pitches.
- 8.2 For the purposes of planning policy “gypsies and travellers” are defined in the ‘Planning Policy for Traveller Sites’ national policy August 2015 as:

Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

Changing National Policy for Gypsy and Traveller Accommodation

- 8.3 In March 2012 the Government published ‘*Planning Policy for Traveller Sites*’ to be read in conjunction with the National Planning Policy Framework. The Planning Policy for Traveller Sites document outlined the Government’s overarching aim to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life for travellers while respecting the interests of the settled community. The national Planning Policy set the requirement for Local Planning Authorities (LPAs) to set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople which address the likely permanent and transit accommodation needs of Gypsies and Travellers.
- 8.4 In August 2015, the Government issued new national ‘*Planning Policy for Traveller Sites*’, which reinforced the need to assess pitch requirements and plan for those needs, but also removed the reference to “have ceased to travel temporarily or permanently”. The key difference in policy wording is that the word “permanently” has now been deleted. The Council therefore needs to consider whether any families have ceased travelling temporarily or permanently.

- 8.5 However, the SAD is not considered to be the appropriate point at which to revise the gypsy pitch requirements established in the Core Strategy. The SAD is seeking to deliver the Core Strategy and Policy SAD1: Local Plan Review offers certainty that future Gypsy and Traveller needs will be addressed when the Core Strategy is reviewed. Therefore, it would be inappropriate to revise the District's gypsy pitch target within the SAD, the scope of which is simply to give effect to the existing adopted policies in the Core Strategy.

Gypsy and Traveller Accommodation Assessments (GTAA's)

- 8.6 A key evidence document for determining current and future Gypsy, Traveller and Travelling Showperson accommodation needs is the GTAA, which was undertaken in 2008 to support the Core Strategy, but was repeated in 2013 and published in January 2014. These studies were undertaken by independent specialist consultants and incorporate both primary and secondary research. Primary research included an online questionnaire with key stakeholders and extensive interviews with Gypsies and Travellers on authorised private sites, unauthorised/temporary sites and in 'Bricks and Mortar' housing.
- 8.7 GTAA's assess the district's pitch requirements taking account of current supply and demand as well as future demand. The research considers the overall requirement for pitches based on the current number of pitches in addition to the future demonstrable need from existing and emerging households. Changes to national Planning Practice Guidance (PPG) in 2016 place the district assessment of pitch needs within the wider assessment of housing needs known as the Strategic Housing Market Assessment (SHMA). A SHMA was commissioned in June 2016 to inform the Local Plan Review process and considers what our full housing needs are, including gypsy pitch requirements.

Gypsy and Traveller Pitch Requirements - Core Strategy Policy H6

- 8.8 The adopted Core Strategy sets out the pitch requirement for South Staffordshire for the plan period, and was informed by evidence at that time – the 2008 Gypsy and Traveller Accommodation Assessment (GTAA). Core Strategy policy H6 requires that during the period 2006-2028 that 103 residential pitches, 5 transit pitches and 19 plots for Travelling Showpeople will be provided. The policy also includes detailed criteria for determining planning applications for Gypsy and Traveller pitches, as well as for allocating sites in the SAD. The updated GTAA in 2013 recalculated the pitch requirement for the period 2013-2028, which concluded that a slightly lower pitch requirement was needed than that of H6. However, as stated in para 8.5, the SAD is not the appropriate document to revise Core Strategy requirements.
- 8.9 Gypsy, Traveller and Travelling Showpeople allocation requirements set out in the Core Strategy have been adjusted for the SAD to take account of planning permissions for transit and permanent pitches that have been granted through the planning application process. These permissions have been deducted from the allocation requirement in the same way as housing numbers have similarly been

adjusted. Further explanation of pitch supply and detail of the changes can be found in the **Gypsy and Traveller Background Paper**.

- 8.10 The following table sets out the adjusted pitch requirements to take account of planning permissions since the Core Strategy was calculated. The number of new Gypsy and Traveller pitches to be delivered in the SAD is as follows:

Accommodation	Residual Gypsy, Traveller and Travelling Showpeople Allocations
Residential Pitches	20
Transit Pitches	0
Travelling Showpeople plots	0
Total	20

Identifying New Suitable Gypsy and Traveller Pitches

- 8.11 In accordance with the requirements of Core Strategy policy H6, and in order to consider options for the SAD, the Council has *‘engaged with the occupiers and owners of existing Gypsy & Traveller sites and sites of Travelling Showpeople in order to consider the capacity within existing sites and, where justified and subject to the criteria set out [in policy H6 and above], will consider the appropriate extension of existing sites’*.
- 8.12 The Gypsy and Traveller ‘Issues and Options’ consultation took place in October 2014 and consulted on approximately 170 pitch options spread across 29 different sites. The SAD needs to identify a residual 20 residential pitches up to 2028, which equates to less than 13% of the options contained in the ‘Issues and Options’ documents.
- 8.13 The Gypsy and Traveller ‘Issues and Options’ fell under 4 different strategic pitch options. These were:
- A.** *Granting permanent permission for sites that are currently temporary/unauthorised*
 - B.** *Capacity within the existing site curtilage*
 - C.** *Extensions to existing sites*
 - D.** *Allocating new standalone Gypsy and Traveller sites*
- 8.14 As set out in the Methodology Paper, and summarised in Chapter 4 - Site Selection for Traveller Pitches - each pitch option was appraised to determine which pitches were the most suitable for allocation. When allocating new Gypsy and Traveller pitches through the SAD it must also be demonstrated that they are in accordance with the NPPF, the National Planning Policy for Travellers Sites August 2015 and Core Strategy Policy H6 criteria.

8.15 The Gypsy and Traveller pitch allocations are:

Policy SAD4: Gypsy and Traveller Pitch Provision				
The residual Gypsy and Traveller pitch requirement for South Staffordshire will be met in the following locations:				
Site	Site Ref No.	Proposal	Strat. Pitch Option (para 8.13)	Map Page No.
High House, Hatherton	GT02	1 temporary pitch to permanent	A	131
New Stables, Poplar Lane	GT03	2 more pitches in site boundary	B	132
Granary Cottage, Slade Heath	GT05	2 more pitches in site boundary	B	133
The Spinney, Slade Heath	GT06	1 more pitch in site boundary	B	134
The Bungalow, Rock Bank Brewood	GT07	2 more pitches in site boundary	B	135
Brinsford Bridge	GT08	1 more pitch in site boundary	B	136
Hospital Lane, Cheslyn Hay	GT13	2 more pitches in site boundary	B	137
Brickyard Cottage, Essington	GT14	2 more pitches	B/C	138
The Stables, Old Landywood Lane	GT17	2 more pitches in site boundary	B	139
Poolhouse Road, Wombourne	GT18	1 temporary pitch to permanent; 1 more pitch in site boundary	A/B	140
Horden Lodge, Coven Heath	GT20	1 new pitch in site boundary of the Caravan Club site	A/B	141
Glenside, Dark Lane, Slade Heath	GT23	2 new pitches in site boundary	B	142
		Total 20 pitches		
Gypsy and Traveller site locations and boundaries for the pitch proposals can be found in Appendix 2. All sites are existing established sites, and are often in remote rural locations and washed over by the West Midlands Green Belt. As an exception to the planning policies relating to the location of Gypsy and Traveller pitch provision in the Green Belt, pitches identified in the Green Belt through the SAD will be acceptable in principle.				
All site allocations will be delivered in accordance with policy H6 of the adopted Core Strategy, and be consistent with other Development Management policies in the adopted Core Strategy. Sites must deliver any necessary site specific mitigation measures set out in the Council's Site Allocations Document (SAD): Historic Environment Site Assessment 2017.				

9. Employment Land

Planning for employment in South Staffordshire:

- Employment provision must conform to 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 protected and continue to play a key role in delivering economic growth in the district
- We want to protect the employment provision in the district, and continue to complement, and support, 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 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 Staffordshire and Stoke-on-Trent Local Enterprise Partnership (SSLEP)

Introduction

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, whilst recognising the cross boundary employment links that exist.

9.2 For the purposes of the SAD, the term employment refers to B use 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 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. In accordance with the requirements of the Core Strategy, a new Employment Land Study was carried out in 2013 that identifies the existing 'good and best employment sites', which make up our portfolio of employment land in the district. The table below reflects an updated position to the Core Strategy.

9.4 The following sites contribute to the Council's employment land supply and are protected for such uses, subject to policy EV1:

Site Name	Parish	Site Area (ha)	Available land for general employment 2017-2028
Hepworth Site, Warstones Road, Essington	Essington	3.81	
Acton Gate (Argos warehouse)	Dunston	13.74	
Acton Plaza	Dunston	0.79	0.79ha
Littleton Business Park, Littleton Drive, Huntington	Huntington	2.73	
Huntington Industrial Estate, Huntington	Huntington	1.09	
STRATEGIC SITE Four Ashes Industrial Estate, Four Ashes (including Bericote Four Ashes)	Brewood and Coven	72	10.58ha
Hawkins Drive Industrial Estate, Cheslyn Hay	Cheslyn Hay	12.01	0.25
Coppice Lane, Cheslyn Hay	Cheslyn Hay	7.3	
Landywood Lane Industrial Estate, Cheslyn Hay	Cheslyn Hay	6.48	
Loades Plc, Gorsey Lane	Great Wyrley	1.06	
Landywood Enterprise Park, Great Wyrley	Great Wyrley	3.43	
Essington Light Industrial Estate, Bognop Road, Essington	Essington	0.78	
Hilton Main Industrial Estate (including Vernon Park)	Featherstone	12.83	2.79ha (Vernon Park)
STRATEGIC SITE Hilton Cross Business Park, Featherstone	Featherstone	18	4.84ha
Paradise Lane, Slade Heath	Featherstone	3.12	
STRATEGIC SITE ROF Featherstone	Featherstone	24	14ha

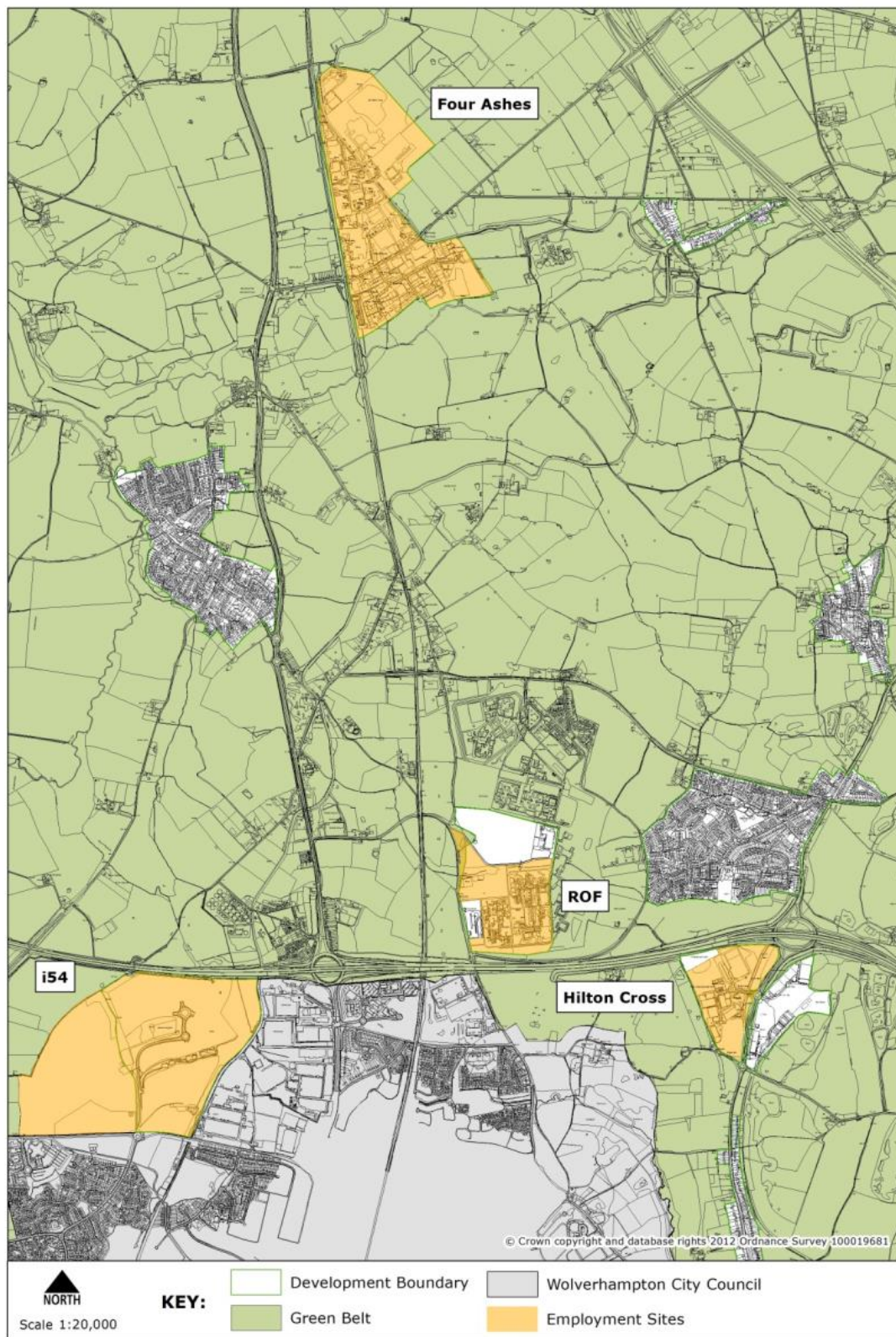
Former MOOG site, GE Aviation Mechanical Systems, off Wobaston Road/Barnhurst Lane, Bilbrook	Bilbrook	7.08	
Balliol Business Park, Wobaston Road/Barnhurst Lane, Bilbrook	Bilbrook	6.55	
Kingswood Business Park, Kingswood	Perton	0.96	
Heathmill Road Industrial Estate, Wombourne	Wombourne	19.26	
Ounsdale Road Industrial Estate, Wombourne	Wombourne	2	1.06ha*
Smestow Bridge Industrial Estate, Wombourne	Wombourne	21.1	
Wombourne Enterprise Park	Wombourne	3.88	
Wolverhampton Business Airport, Bobbington	Bobbington	11.72	
STRATEGIC SITE			
i54 South Staffordshire Site, Wobaston Rd	Bilbrook	90.5	6.07ha (RIS half of the site)
Dunston Business Village	Dunston	2.33	
Hobnock Road, Essington	Essington	5.2	5.2
Hectares of land available for employment 2017-2028			45.58ha

* Identified as 'other' quality in 2013 ELS.

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 additional employment land up to 2028. The Core Strategy however committed to refreshing the 2009 Employment Land Study (ELS) as part of updating the Local Plan evidence base and to inform the SAD. The adopted strategic 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, where justified by robust evidence. These four sites are:

- i54 South Staffordshire
- ROF Featherstone
- Hilton Cross
- Four Ashes



i54 South Staffordshire

- 9.6 i54 South Staffordshire is a Strategic Employment Site in Locality 4 which borders Wolverhampton, with excellent links to the highway network via an upgraded access at 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 is now well underway with aerospace firm Moog Aircraft Group, ISP Printers, laboratory testing company Eurofins, and where Jaguar Land Rover has opened an advanced engine facility on the site. There are still a number of available plots on the site for B1 and B2 class employment and for a hotel. The site has been identified as part of an Enterprise Zone and the Local Plan is supportive of the site fulfilling its potential as an advanced manufacturing/aerospace hub that attracts national and international inward investment to the area.

Royal Ordnance Factory (ROF), Featherstone

- 9.7 ROF Featherstone is a former Royal Ordnance Factory located in Locality 3 to the west of Featherstone village, which was identified for B1 and B2 employment use in both the 1996 Local Plan and reaffirmed in the adopted the Core Strategy in 2012 subject to further studies being carried out. The site remains vacant and/or derelict and despite having policy support in the Local Plan, has not come forward for development. In September 2012 an application was approved subject to a Section 106 agreement for B1 and B2 uses but was subsequently withdrawn.

Hilton Cross

- 9.8 Hilton Cross Business Park/ Mercury Park sits in Locality 3, south of Featherstone and Junction 1 of the M54 and came forward as a Regional Investment Site 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 and an implemented landscape buffer to protect the setting of Moseley Old Hall to the west of the site. To the east of the site is Hilton Main Industrial Estate/Vernon Park. There are still a number of available plots on the site for B1, B2 and B8 class employment use.

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 72 hectares in size and has a mixture of B1, B2 and B8 uses. Permission has recently been granted for a 21ha B1/B2/B8 development on land off Gravelly Way, known as Bericote Four Ashes. It has recently been announced that automotive supplier Gestamp would be relocating onto the site.

Employment Land Studies (ELS)

- 9.11 In line with the requirements of the Core Strategy, a refresh of the **South Staffordshire ELS**, published in 2013, concluded that there was a slight oversupply of

employment land within the district of 12.3ha and thus supported the adopted Core Strategy position. Based on this evidence alone, and considering South Staffordshire in isolation, there is no evidence to justify modest extensions to any of the four freestanding Strategic Employment Sites. However, the 2013 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 wider cross boundary employment study.

- 9.12 The ELS 2013 also carried out a SWOT analysis of retail in the village and neighbourhood centres included in Core Policy 8: Hierarchy of Centres, which concluded that there is a general good retail equilibrium whereby the local retail offer is complemented well by higher order centres outside the district. A watching brief of the local retail offer is in place should housing numbers increase through the Local Plan review.
- 9.13 Following the cross boundary employment land review recommendation, the Council, in partnership with Staffordshire County Council and the Black Country authorities, commissioned a wider cross boundary employment study – **The Black Country and South Staffordshire sub-regional High Quality Employment Land Studies 2014/2015**. The study considered 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. Further work to determine if a need exists for new ‘strategic employment sites’ across the region has also been completed in partnership with other Local Authorities across the West Midlands. **The West Midlands Strategic Employment Sites Study 2015** 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.
- 9.14 The Council also commissioned an independent employment study of ROF Featherstone known as the **ROF Featherstone Viability and Delivery Options Study 2014**, in order to understand why the site has not come forward, including issues around marketing and the apparently poor accessibility to, and viability of, the site. The study identified constraints, and set out what options are available to address them through the SAD. It explored whether modest extensions could enhance the viability of the site by facilitating an improved access, and in turn improve local amenity. All the Employment Land Studies outlined above can be viewed on our website at www.sstaffs.gov.uk/evidencebase
- 9.15 The Preferred Options SAD included, and consulted on, 3 potential access options for ROF Featherstone - a preferred potential access option south of the M54, together with 2 alternative options. These options were considered at the time to be the most appropriate solutions to resolve the access constraints to ROF Featherstone, subject to further appraisals being carried out. These indicative schemes required further, more detailed assessments to be carried out, to ensure that the final access solution

was the most suitable taking account of the deliverability and appropriate mitigation measures. This involves a comprehensive assessment of 9 original road options in the **ROF Featherstone Options Appraisal Report (OAR)**, which includes a 'do nothing' and 'do minimum' scenario. The OAR is ongoing.

New Employment Land in South Staffordshire

- 9.16 The Core Strategy supports 'modest extensions' to the four freestanding Employment Sites (i54 South Staffordshire, ROF Featherstone, Hilton Cross and Four Ashes) subject to appropriate evidence and justification to underpin their expansion. In addition, where justified by evidence, the Core Strategy makes further allowance for safeguarded land for employment, and/or employment uses as part of a mixed use development in the Main Service Villages; and this would be allocated through the SAD if warranted.
- 9.17 To date, no specific evidence had been demonstrated for employment uses to come forward as part of a mixed use development in the Main Service Villages. Also, following the 2013 ELS SWOT analysis of the local retail in villages, and earlier consultations, no further retail areas are identified in the SAD. Village and neighbourhood centres have been identified on the Policies Maps.
- 9.18 However, Core Policy 7 of the Core Strategy requires any proposals for extensions to strategic employment sites to be supported by "*robust evidence and a reasoned justification*" supporting their expansion. Paragraph 9.4 of the Core Strategy clarifies that updates of the Council's ELS will inform such judgements. Furthermore, paragraph 83 of the NPPF requires that Green Belt boundaries should only be altered through Local Plans in "exceptional circumstances". The ELS identifies an oversupply of 12.3ha of employment land to meet South Staffordshire's local employment needs. However, in light of the findings of the Black Country and South Staffordshire Sub Regional High Quality Employment Land Study 2014/15, the Council has sought to allocate modest extensions in the SAD to help to meet these wider regional needs.
- 9.19 A high bar is clearly set by Core Policy 7 and paragraph 83 of the NPPF in terms of the evidence required to justify the release of Green Belt around strategic employment sites. Therefore, it is not considered appropriate to alter Green Belt boundaries around the four strategic employment sites to accommodate additional safeguarded land when the evidence required to deliver the Core Strategy indicates no demonstrable local need arising from South Staffordshire at present. Any additional longer term needs for high quality employment land arising from the Black Country would more appropriately be considered as part of the Black Country authorities' review of the existing Black Country Core Strategy. This is supported by the Black County Authorities.
- 9.20 The suite of Employment Land Studies since the adoption of the Core Strategy, including the sub-regional ELS 2015, have identified that there is a gap of High Quality (HQ) employment land in the Black Country between 2014-2026.

- 9.21 The sub-regional ELS 2015 concluded that it is not for South Staffordshire to meet the total shortfall, as a large part of the identified need originates from Sandwell where there is little travel to work connectivity with South Staffordshire. The SAD identifies additional land to meet some of the High Quality Employment Land needs, however any residual shortfall in sub regional employment land will be considered in the Local Plan review process. This is supported by the Black Country.
- 9.22 Through the Local Plan review process and further cross-boundary employment land assessments, the Council will also consider the implications of the Highways England preferred solution (to be confirmed) to the proposed new northern motorway link road connecting the M54/M6/M6(TOLL). It is anticipated that a preferred route will be identified in 2018, following further consultation on the remaining two route options under consideration.

i54 South Staffordshire and ROF Featherstone – the Case for Allocating Additional Employment Land

- 9.23 The sub-regional ELS 2015 concluded that the national significance and market attractiveness of i54 South Staffordshire, and the policy requirement and need to deliver ROF Featherstone, marked these out as the priority sites that would be able to meet a significant proportion of the Black Country shortfall of High Quality Employment Land between 2014 and 2026. The West Midland Strategic Employment Sites Study 2015, commissioned in 2014 by Local Authority Chief Executives across the West Midlands, also supported this broad location as a regionally significant and attractive location for national and international economic development.
- 9.24 In recognition of the Black Country shortfall in High Quality Employment Land, and the economically significant role of i54, the Council proposes to allocate additional employment land at i54 South Staffordshire to meet Black Country and wider regional employment needs in accordance with policy SAD5: Employment Land Allocations.

Accessing ROF Featherstone and the Masterplan

- 9.25 The proposed allocation has not been subject to a detailed assessment of transport impacts on the Strategic Road Network (SRN), to determine the implications for highways safety or congestion owing to the fact that the specific end users of the site have not been established for an assessment to be robustly carried out. In this context, it will be necessary for any future planning application to ensure that it is accompanied by a robust access strategy and assessment of transport impacts, to determine any requirements for mitigation on the Strategic Road Network and the mechanisms/timing for the delivery of this, prior to any planning consent being granted. It can be expected that the scope and outputs of the assessment work (which may include assessment of cumulative impacts arising from other Local Plan development) will necessitate close consultation with Highways England.

- 9.26 Throughout the preparation of the SAD, the Council has continued to work positively with the owners of ROF Featherstone and relevant stakeholders to understand and address the issues surrounding the delivery of the site, and consider options for unlocking the longstanding employment allocation. The Preferred Options SAD contained the Council's 'in principle' preferred access solution to ROF Featherstone to deliver a new road to the south of the M54 utilising the existing motorway underpass on Cat and Kittens Lane. The new access road would join up to the existing roundabout on Bognop Road. The principle was supported subject to further detailed assessments of highways feasibly, viability and wider environmental impacts. These comprehensive detailed assessments are part of the ongoing ROF Featherstone Options Appraisal Report (OAR), which assesses all 9 road options including a 'do nothing' and 'do minimum' scenario. An addendum Sustainability Appraisal (SA) has also been carried out to assess the sustainability credentials of the road options.
- 9.27 The OAR is expected to contain outline details of the mitigation required, with the full scheme of mitigation defined in an EIA which will accompany the planning application for ROF Featherstone, including the preferred access arrangements.
- 9.28 The evidence being prepared to support the deliverability of ROF Featherstone, which includes the OAR and Environment Impact Assessment (EIA), appraises the potential impact of road proposals on material considerations including landscape, highways, amenity, and the impact on the setting of the nearby heritage assets, including Moseley Old Hall (and surrounds). Where impacts from the proposals are demonstrated, the evidence will detail specific appropriate mitigation to minimise the impact. The Council remains confident that subject to compliance with the policy requirements of Policy SAD5: Employment Land Allocations, and with the applicable highways design standards, as set out in DMRB – that an access solution as set out in the plan (Appendix 3) is achievable and deliverable in planning terms. Also that the transport impacts arising from the proposed development are capable of being effectively managed or mitigated. This position will be substantiated through submission of a TA pursuant to a grant of planning permission after dialogue with key stakeholders including Historic England and Highways England. Potential access solutions are contained in Appendix 3: Employment Allocations, which are based on the emerging information from the OAR and previous reports including the 2014 study.
- 9.29 The evidence being prepared to support the SAD will ensure that the final access road option brought forward to deliver ROF Featherstone and the associated employment site extensions and landscaping will be both viable and deliverable, subject to the appropriate mitigation being implemented which will be set out in the OAR/EIA of the scheme. The strategic themes of the mitigation requirements are set out in policy SAD5: Employment Land Allocations. The Council is confident therefore that an appropriate access will be viable and deliverable for this site.
- 9.30 The SAD proposes to allocate additional employment land at ROF Featherstone to meet Black Country and wider regional employment needs in accordance with policy

SAD5: Employment Land Allocations. This is in recognition of the Black Country shortfall in High Quality Employment Land, the local priority to deliver the longstanding employment allocation, and the potentially economically significant role, locally and regionally, of ROF Featherstone.



- 9.31 The employment land allocations at i54 South Staffordshire and ROF Featherstone, and the Masterplan for ROF Featherstone can be seen in Appendix 3. The employment allocations are:

Policy SAD5: Employment Land Allocations

The following additional employment land as extensions to 2 of our strategic employment sites in South Staffordshire is proposed:

Site	Site Location	Employment Land delivery (ha)	Use Class
i54 South Staffordshire	Land west of i54	40ha extension allocation	B1, B2
ROF Featherstone	Land east and west of ROF Featherstone*	An extension to deliver up to 12ha additional employment land on top of the existing 24ha of land in ROF Featherstone Development Boundary**	B1, B2, B8*
Total new employment land		62ha	

* Support in principle subject to further evidence and the delivery of a new access road.

**NB This 24ha site was previously made up from 14ha of B1, B2 employment land and 10ha planting. It is now proposed to transfer the 10ha planting to employment use and locate a new 10ha of planting outside the development boundary in the Green Belt to the east of Featherstone to protect residential amenity

i54 South Staffordshire

Land to the west of i54, as identified in Appendix 3, shall be removed from the Green Belt as an extension to this employment site, and protected for B1 and B2 uses, in line with the policies and planning permissions on the existing site.

Key development requirements of i54 South Staffordshire West include:

- Delivery of B1, B2 employment uses
- Be accompanied by a Flood Risk Assessment (FRA) to demonstrate appropriate flood amelioration measures
- Be accompanied by an Environment Impact Assessment (EIA) and implementation plan for any mitigation required by the EIA.
- Be accompanied by a Transport Assessment (TA) The TA/TS must reflect the guidance set out in NPPF and Circular 02/2013 (or their successive documents) and be agreed through consultation with the highways authorities (which would include Highways England where there would be impacts on the SRN). Where site specific mitigation is deemed necessary this will need to be agreed with the relevant highway authority and likely be secured through planning condition or S106 agreement attached to any grant of planning permission. Consideration should also be given to any necessary mitigation from increased traffic on canal structures.
- Deliver any necessary site specific mitigation measures, including any requirements for archaeological mitigation, as set out in the Council's Site Allocations Document (SAD): Historic Environment Site Assessment 2017. This would be done in consultation with the Historic Environment Team at Staffordshire County Council.

ROF Featherstone

ROF Featherstone is a 24ha site with B1, B2 employment land within an existing development boundary. An additional 10ha of landscaping and planting is to be delivered to the east of the site, outside of the site boundary within the Green Belt.

The principle of allocating additional employment land at ROF Featherstone is supported, in order to cross subsidise and facilitate the delivery of a new suitable access road. Support in principle for an additional 12ha of employment land, and B8 use, is embedded in an enabling development component of delivering a strategic scheme and subject to the appropriate mitigation measures being implemented as highlighted below.

Key development requirements of ROF Featherstone include:

- Be accompanied by a Flood Risk Assessment (FRA) to demonstrate appropriate flood amelioration measures.
- Be accompanied by an Environment Impact Assessment (EIA), and implementation plan for any mitigation required by the EIA.

- Any planning applications to deliver the site, the strategic extensions and landscaping buffer must be in accordance with the ROF Masterplan (as shown in Appendix 3).
- Any planning applications to deliver an access road must also reflect the requirements, recommendations and mitigation of the Options Appraisal Report (OAR) and EIA but also the requisite standards of highways safety and design as set out in DMRB and the policy requirements of DfT Circular 02/2013 (or their successive documents), if forming part of the SRN..
- Implementation of a landscape buffer between the village of Featherstone and the ROF Featherstone employment site.
- Have regard to the Ancient Tree Hunt and Ancient Woodland Inventory, where appropriate
- Be accompanied by a Transport Assessment (TA) The TA/TS must reflect the guidance set out in NPPF and DfT Circular 02/2013 (or their successive documents) and be agreed through consultation with the highways authorities (which would include Highways England where there would be impacts on the SRN). Where site specific mitigation is deemed necessary this will need to be agreed with the relevant highway authority and likely be secured through planning condition or S106 agreement attached to any grant of planning permission.
- Design and layout of the scheme to minimise impact on Featherstone.
- Deliver any necessary site specific mitigation measures, including any requirements for archaeological mitigation, as set out in the Council's Site Allocations Document (SAD): Historic Environment Site Assessment 2017. This would be done in consultation with the Historic Environment Team at Staffordshire County Council.
- Providing a heritage assessment where the development may affect heritage assets or their settings or where the development has potential to include heritage assets with archaeological interest.

Without the implementation of a new access road reflecting the relevant requirements of the OAR and EIA to release the site for employment uses, there is no justification for this scale of site extension, or the B8 use on site.

The Council has continued to work with the owners and stakeholders to prepare a Masterplan for the site to come forward, setting out the long term vision and aspirations for the site. The ROF Masterplan can be seen in Appendix 3.

Employment land allocations will be delivered in accordance with the plans set out in Appendix 3, and be consistent with other Development Management policies in the adopted Core Strategy.

- 9.32 The now revoked West Midlands Regional Spatial Strategy (WMRSS) Phase 2 Revision included policies relating to regional investment sites (including Hilton Cross), major investment sites (the only one of which at the time was i54) and Regional Logistics Site (RLS)/Strategic Rail Freight Interchange (SRFI). A number of search areas were highlighted in the WMRSS, one of which is referred to as 'Southern Staffordshire to serve the Black Country'.
- 9.33 The Core Strategy recognises employment cross-boundary issues, and the requirement to consider if a Regional Logistics Site is needed in light of the WMRSS evidence base. In June 2012 a number of local authorities in the Black Country and Staffordshire commissioned URS to consider the need for regional logistics provision to serve the Black Country and southern Staffordshire; and, dependent on the findings, make recommendations for a suitable location. Stage 1 of the study concluded that there is a need for a RLS facility that can serve the Black Country and southern Staffordshire, but only insofar as they form part of the wider West Midlands, which taken as a whole region, has a need. It is recognised that the issue of an RLS/SRFI remains outstanding. However, it is also recognised that an RLS would require a scale of development beyond a 'modest extension' and therefore seeking to resolve this issue in the SAD would be contrary to the adopted Core Strategy, and therefore will be considered in the Local Plan Review.



- 9.34 The SAD does not propose any additional employment land release in South Staffordshire, other than land identified in Policy SAD5: Employment Land Allocations. It is not appropriate for South Staffordshire to meet the entire Black Country High Quality employment land shortfall, and the sub-regional ELS 2015 recommended that any residual High Quality employment land requirements should be considered in the review of both the Black Country and South Staffordshire Local Plans. This will ensure that a comprehensive strategic review of employment sites can take place and deliver land in the right locations. Future employment land will be considered in accordance with Policy SAD1: The Local Plan Review.

10. 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 most suitable locations
- We will encourage sustainable use of land in sustainable locations.
- To consider the use of Previously Developed Sites in the Green Belt

- 10.1 The Core Strategy is 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 the 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 freestanding Strategic Employment Sites. The study can be viewed separately in the Evidence Base at 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 or extensions to employment sites, is taken into consideration from the outset.
- 10.2 The SAD proposes to establish new development boundaries and remove two previous 'Major Developed Sites (MDS)' from the Green Belt. This is to recognise built development that has already taken place at the former Littleton Colliery, Huntington; and the redevelopment of the former Baggeridge Brickworks, Gospel End which has resulted in the purposes of keeping that land within the Green Belt no longer appropriate. The SAD does not seek to identify any additional Previously Developed Land (PDL) sites in the Green Belt, over and above the allocations, for either special policies or removal from the Green Belt.
- 10.3 The Policies Maps also show three other development boundary alterations, namely where development has taken place or been granted planning permission at sites formerly identified as Safeguarded Land in the 1996 Local Plan. These sites are land at Engleton Lane, Brewood; Watery Lane, Codsall; and Elmwood Avenue, Essington.
- 10.4 Given the commitment in the SAD to identify land to meet development and growth needs, the following areas will be removed from the Green Belt or Open Countryside, or alterations made to development boundaries:

Policy SAD6: Green Belt, Open Countryside and Development Boundary Amendments

The Green Belt, Open Countryside, or Development boundaries will be amended in the following locations:

Village	Amendment Location	Green Belt, Open Countryside or Development Boundary	Purpose of amendment
Bilbrook (a+b)	Land off Pendeford Mill Lane and Lane Green Road	Development Boundary, Green Belt	Allocation & Safeguarded Land
Codsall (b)	Land at Watery Lane	Development Boundary	Recognise dev. of former safeguarded land
Codsall (c)	Land at Keepers Lane and Wergs Hall Road	Development Boundary, Green Belt	Allocation & Safeguarded Land
Brewood (a)	Land off Engleton Lane	Development Boundary, Green Belt	Allocation
Brewood (b)	Land off Four Ashes Road	Green Belt	Safeguarded Land
Brewood (c)	Land west of Engleton Lane	Development Boundary	Recognise dev. of former safeguarded land
Coven (a)	Land West of School Lane	Development Boundary, Green Belt	Allocation
Coven (b)	Land East of School Lane	Green Belt	Safeguarded Land
Cheslyn Hay (a)	Land off Saredon Road	Development Boundary, Green Belt	Allocation & Safeguarded Land
Cheslyn Hay (b)	Land off Wolverhampton Road	Green Belt	Safeguarded Land
Great Wyrley (b)	Land North of Pool View	Development Boundary, Green Belt	Allocation
Great Wyrley (c)	Land off Landywood Lane	Development Boundary, Green Belt	Allocation & Safeguarded Land
Essington	Land at Elmwood Avenue	Development Boundary	Recognise dev. of former safeguarded land
Featherstone (a+b)	Land at Brinsford Lodge, and land adjacent to Brinsford Lodge	Development Boundary, Green Belt	Allocation & Safeguarded Land

Village	Amendment Location	Green Belt or Open Countryside	Purpose of amendment
Gospel End and Baggeridge	Land at the former Baggeridge Brickworks	Development Boundary, Green Belt	To recognise built development on former MDS
Huntington (a)	Land at Pear Tree Farm	Green Belt	Safeguarded Land
Huntington (b)	Land at the former Littleton Colliery	Development Boundary, Green Belt	To recognise built development on former MDS
Kinver (a)	Land off Hyde Lane (east)	Development Boundary, Green Belt	Allocation
Kinver (b)	Land South of White Hill	Development Boundary, Green Belt	Allocation & Safeguarded Land
Pattingham	Land at Hall End Lane	Green Belt	Safeguarded Land
Perton	Land west of Wrottesley Road (south)	Development Boundary, Green Belt	Allocation & Safeguarded Land
Swindon	Land off Himley Lane (north)	Development Boundary, Green Belt	Allocation & Safeguarded Land
Wheaton Aston	Land East of Ivetsey Road	Development Boundary, Open Countryside	Allocation
Wombourne (b)	Land North of Beggars Bush Lane	Development Boundary, Green Belt	Allocation
Wombourne (c)	Land North of Bridgnorth Road	Development Boundary, Green Belt	Allocation
Wombourne (d)	Land off Orton Lane	Green Belt	Safeguarded Land
Wombourne (e)	Land north of Poolhouse Road	Green Belt	Safeguarded Land
i54 South Staffordshire	Land west of i54 South Staffordshire	Development Boundary, Green Belt	Allocation
ROF Featherstone	Land East and West of ROF Featherstone	Development Boundary, Green Belt	Allocation

Gypsy and Traveller site locations and boundaries for the pitch proposals can be found in Appendix 2. All sites are within the West Midlands Green Belt and it is not proposed to remove sites from the Green Belt.

The Policies Maps reflect the proposed changes identified above. Boundary changes will be delivered in accordance with the plans set out in Appendix 1-4, and be consistent with other Development Management policies in the adopted Core Strategy.

11. Other Site Allocations and Site Specific Policies

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

- 11.1 The Core Strategy recognises 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 Supplementary Planning Document (SPD).
- 11.2 The Open Space Audit 2014 shows that the district has a good level of open spaces to meet the needs of our residents and supports continued policy protection. New open spaces will only be provided through the SAD as part of the delivery of new housing sites, to meet demands these will create. Opportunities to maintain, enhance, and connect to, green infrastructure through new development, should be maximised. Indoor and outdoor sports facilities will be improved and new facilities will be created where evidence shows a clear need for such provision, including the evidence in the Playing Pitches and Sports Facilities Audit and Strategy 2013.

- 11.3 The SAD will implement the following standards. Please note these figures are based on 2016 costs and may be subject to index linked increases:

Policy SAD7: Open Space Standards

Open Space provision on new development sites must be greater than 0.2ha in size, and based on the following requirements.

The following standards indicate the contribution to open space provision that will typically be expected of new housing developments to ensure they are acceptable in planning terms. These standards are the starting point for considering open space needs, but ultimately on-site open space provision should be responsive to the individual context of a site and the need to enhance connections with existing green infrastructure outside of a site boundary.

If an applicant can demonstrate an alternative robust method of ensuring open space needs are met in a development, these will be considered by the Council. Equally, scheme viability will be a key concern in determining the scale of contributions required from development. As such the need for contributions will be balanced against the need to provide competitive returns to willing landowners and willing developers to ensure contributions do not impact upon scheme deliverability.

Standard to be provided by new development

Where open spaces are to be provided on site, 0.01ha per dwelling should be provided to meet the community open space needs of the new development.

Open spaces which function as community greenspaces should typically be provided on-site on schemes of 25 dwellings or more, to ensure a minimum greenspace size of 0.25ha is provided.

Open spaces which function primarily as greenspaces but include equipped play areas or MUGA/Skatepark provision should be provided on-site on schemes of 29 dwellings or more. This threshold will ensure a minimum greenspace size of 0.25ha is provided, alongside an equipped play space or skatepark/MUGA of at least 0.04ha.

Maintenance fee:

To allow the Council to adopt and maintain any open spaces provided through new development, a maintenance fee to allow for the ongoing maintenance of open spaces will be required from any development contributing to open space provision. This will equate to a commuted sum of £65,190 per ha of open space provided. These rates will be reviewed as and when the Council's Grounds Maintenance Contract Rates are revised.

Off-site contributions:

An off-site contribution equivalent to 0.01ha of community open space per dwelling to be provided onsite on schemes of 10-24 dwellings. Typically, this will take the form of a contribution to cover both provision and maintenance of offsite greenspace provision, or the improvement an existing nearby open space. As such, the Council will require the payment of £993 per dwelling on schemes of 10-24 dwellings.

Other green infrastructure requirements

The above standards reflect the amount of open space needed to serve the additional need for multi-functional open space arising from new development. However, there will in many cases be a need to provide additional green infrastructure above these standards in order to meet other adopted policy requirements. For example, many developments on the edge of villages will require additional substantial landscape buffers to mitigate landscape and visual effects under Core Strategy Policy EQ4 and EQ12. Furthermore, many developments may require additional green infrastructure to provide satisfactory sustainable drainage systems (SuDS) to meet the requirements of Core Strategy Policy EQ7. Therefore, the standards described above should not be viewed as an upper limit on the amount of green infrastructure required to serve a development.

Allotments

The need for allotments within a village will be led by locally identified demand and are not included in the above standards. On site provision or contributions to improve existing facilities will be sought if a local need for such facilities has been identified. Consultation with the relevant Parish Council and local community will be the starting point for identifying such needs.

Designing open space provision

The provision of open space within new development is an essential part of place making and good urban design. It helps create high quality environments with a focus on people and where they live – and want to live. It supports wildlife, sustainable drainage systems (SuDS) and provides space for informal recreation for all ages. Well-designed multi-functional open spaces and sustainable community principles should therefore be at the heart of new developments. Such spaces should fully integrate with the built elements to create a cohesive scheme. The Council will expect developers to recognise the importance of this in achieving their goals and in assisting in the delivery of environmental and social objectives.

The Council will require development layouts to be landscape-led i.e. the landscape structure must inform the layout of the site. This should include an open space hierarchy of smaller to larger open spaces and should follow best practice urban design principles including water sensitive urban design.

Landscape design should be incorporated into initial site planning and detailed proposals should form part of a planning submission to be agreed before permission is granted. This will avoid situations where landscape is considered only after the layout has been designed with tokenistic landscape treatments on areas left over following construction of the built elements. Development proposals must respect, retain and enhance existing landscape features and incorporate them into the scheme. This includes individual or groups of trees, woodlands, hedgerows and ponds.

The character and setting of the villages is often supported by open space. This is particularly the case where open spaces provide the edge to a settlement. It will be essential to ensure that the character of these open spaces, and therefore the setting of the village, is not compromised by inappropriate development that fails to respect its surroundings.

Elements to be considered in scheme design

In line with the Council's Open Space Strategy, it will be important to ensure the design of any open space provision enhances biodiversity and reflects the area's rural nature, through incorporating appropriate design elements and linking to existing natural corridors wherever possible. Schemes should primarily draw on the elements indicated below and should be designed to include green corridor and semi-natural functions within greenspaces wherever possible.

Suggested elements to be considered in general greenspace provision:

Amenity grass, rough grass, meadow grass, informal shrub belts, informal tree belts, trees in grass, hedgerows, informal footpaths, post and rail fencing, open water

Suggested elements to be considered where open space is provided within village centres:

Amenity grass, tegula cobble paving, meadow grass, formal shrub beds, trees in grass, trees in paving, timber benches.

- 11.4 The 1996 Local Plan contained a number of Public Open Space designations (Policy R6). 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 Champions 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

11.5 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. **The SAD deletes unimplemented Public Open Space allocations and uses more up to date information to identify appropriate sites in the Open Space Sport and Recreation SPD.**

Green Infrastructure

Our Green Infrastructure Issues:

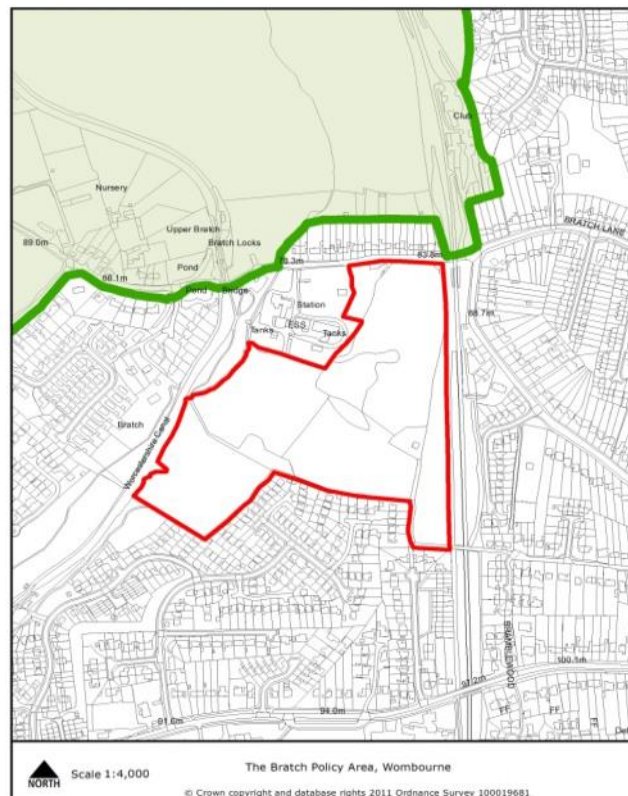
- We will protect biodiversity and geodiversity from inappropriate development; and aim to maintain, enhance or add to biodiversity and geodiversity in the district
- We will maximise opportunities to incorporate beneficial biodiversity and geological features within new development and explore options to link to existing green infrastructure
- We will maximise opportunities to enhance green infrastructure and sustainability utilise the wealth of green infrastructure to its full potential

11.6 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

- 11.7 The 1996 Local Plan contained a policy R8 which identified a Policy Area around The Bratch in Wombourne and which had been carried forward from a previous Local Plan. The aim was to encourage the recreational use of the land as part of the green infrastructure in the village, and protect the setting of the Bratch Pumping Station which is Grade II* listed. 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 a significant green space within the village boundary, and the Council considered that the land should be protected as open space and used for recreation. There have also been aspirations in recent years to provide a visitor centre and to develop the site as a tourism attraction. One of the main difficulties for the development of the site is the constrained access and this is something that would need careful consideration.



- 11.8 Part of the wider Bratch policy area was considered for limited housing development (site 280) in the 'Issues and Options' consultation 2014. The Council acknowledges that this is an extremely sensitive area and as such development, whether residential or tourism, would have to respect the setting of the listed pumping station, canal conservation area, green infrastructure value, and important views in to and out of the site. The landowners are willing to consider alternative uses on the site, but have not carried out the necessary work to demonstrate that limited housing development would not harm the sensitive location or is deliverable. **The SAD deletes saved 1996 Local Plan policy R6 and relies on Core Strategy policies to**

protect the site from inappropriate development which would harm the setting.

The site will be reconsidered in the Local Plan review process and will require the landowners to submit a comprehensive Masterplan which considers all the above issues.

Lichfield and Hatherton Canal Restoration Project

- 11.9 The 1996 Local Plan contained a policy R16 which identified and protected the line of 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 Canals Restoration Trust has put forward a cross-boundary proposal to restore the canal to a navigable condition. The project is in various phases of restoration, however in the absence of the full canal route being completely restored, the intention is to safeguard the route and implement it in sections as green infrastructure and a public walkway, known as the Heritage Towpath Trail. There are a number of difficulties in the engineering of the project back to a navigable waterway, however the Council supports the principle of the Trust's aspirations to restore the canal, either fully or as a Heritage Towpath Trail, and as such has safeguarded the proposed route as shown on the Core Strategy Policies Map. A separate Inset Map for the safeguarded route is also available.

Policy SAD8: Hatherton Canal Restoration Project

Proposals for the environmental improvement and restoration of the Hatherton Canal, either fully or as a Heritage Towpath Trail, will be supported having regard to the benefits to the canal system and rural regeneration, provided there will be no adverse impact on the natural and historic environment including designated sites and habitats, in accordance with adopted Core Strategy policies. Prior to the canal being restored to a navigable condition, evidence will need to be provided to the Environment Agency to demonstrate that the abstraction of water to feed the canal is sustainable.

The route of the Hatherton Canal, as shown on the SAD Policies Map, will be safeguarded from any development which would prejudice the restoration of the canal.

Development proposals should be consistent with other Development Management policies in the adopted Core Strategy.

12. Development Requirements

- 12.1 The delivery of all of the sites in this Plan must be in accordance with the policies contained in the Core Strategy and with specific details contained in each site proforma.

Policy SAD9: Key Development Requirements

In addition to any relevant Core Strategy policies, all housing allocation sites must demonstrate conformity with the following site requirements. In addition to these more general requirements, some allocation sites have a number of site specific requirements within their individual site pro-forma (as provided in Appendix 1), which are required to make those developments acceptable in planning terms. Any site specific requirements must therefore be delivered in addition to the following requirements.

Design & Access

All allocation sites must:

- Be accompanied by a Design and Access Statement that responds to the requirements of the Council's Design Guide (or the latest revision of this document) and incorporate good sustainable design principles
- Provide safe, secure and legible walking and cycling connections to and from the existing pavement network in the adjacent village
- Protect and, where possible, enhance any existing Rights of Way in line with the Staffordshire County Council Rights of Way Improvement Plan

Highways

All allocation sites must:

- Provide a Transport Assessment (TA) to accompany any planning application for sites of 80 dwellings or more (or a Transport Statement (TS) for sites of less than 80 dwellings). The TA/TS must reflect the guidance set out in NPPF and DfT Circular 02/2013 (or their successive documents) and be agreed through consultation with the highways authorities (which would include Highways England where there would be impacts on the SRN). Where site specific mitigation is deemed necessary this will need to be agreed with the relevant highway authority and likely be secured through planning condition or S106 agreement attached to any grant of planning permission.

Housing Mix

All allocation sites will be expected, as far as consistent with national policy and guidance, to:

- Provide an appropriate housing mix, including affordable housing and specialist housing for the elderly. The housing mix should reflect the requirements of existing relevant Core Strategy policies
- Have regard to any need for self-build plots as indicated on the Council's Self-Build Register

Historic Environment

All allocation sites must:

- Provide a heritage statement where a development may affect heritage assets or their settings or where a site has potential to include heritage assets with archaeological interest.
- Site must deliver any necessary site specific mitigation measures identified in the Council's Site Allocations Document (SAD): Historic Environment Site Assessment 2017, or subsequent updates to this study.
- In consultation with the Historic Environment Team at Staffordshire County Council explore potential archaeological mitigation options including desk-based assessment, geophysical surveys, trial trench evaluations and historic building recording.
- Where development may affect archaeological remains these should be preserved in situ, or where this is not possible they should be recorded and the information be updated on the HER held by Staffordshire County Council.

Open Space, Green Infrastructure & Sustainable Urban Drainage Systems (SUDs)

All allocation sites must:

- Meet the requirements of policy SAD7 with regards to open space, where possible providing enhanced connectivity to existing green infrastructure in the surrounding area
- Provide strong defensible landscape boundaries in addition to any open spaces required by Policy SAD7, if located on the edge of an existing village. Scheme design on such sites should be informed by the South Staffordshire District Council Landscape Sensitivity Study 2015, a landscape and visual appraisal/impact assessment and the need to minimise harm to the Green Belt/Open Countryside through the provision of defensible boundaries
- Have regard to the Ancient Tree Hunt and Ancient Woodland Inventory where appropriate
- Provide appropriate SUDs measures in accordance with Core Strategy Policy EQ7 and the requirements of the Lead Local Flood Authority (Staffordshire County Council) which are set out in the Staffordshire Local Flood Risk Management Strategy (December 2015) and accompanying SuDS Handbook (February 2017).

Natural Environment & Resources

All allocation sites must:

- Provide a Flood Risk Assessment
- On housing allocation sites of 50 or more dwellings, a soil survey should be undertaken to determine areas of 'best and most versatile agricultural land' within the site. Scheme layout should have regard to these surveys, through seeking to locate built development on areas of lower quality agricultural land where possible."

Mineral Resources and Land Stability

For sites within a Mineral Safeguarding Area (as identified in the new Minerals Local Plan for Staffordshire 2015-2030):

- Developers must provide sufficient evidence to satisfy the requirements of Policy 3 of the Minerals Local Plan as part of any application.

Sites within a Coal Authority 'Development High Risk Area' must:

- Include appropriate remedial or mitigatory measures based upon the results of adequate site investigations to address the safety and stability risks posed by any coal mining legacy present at the site

Allocations will be delivered in accordance with the plans set out in Appendix 1-4, and be consistent with other Development Management policies in the adopted Core Strategy. The above development principles will also apply to housing developments that come forward outside of the SAD.

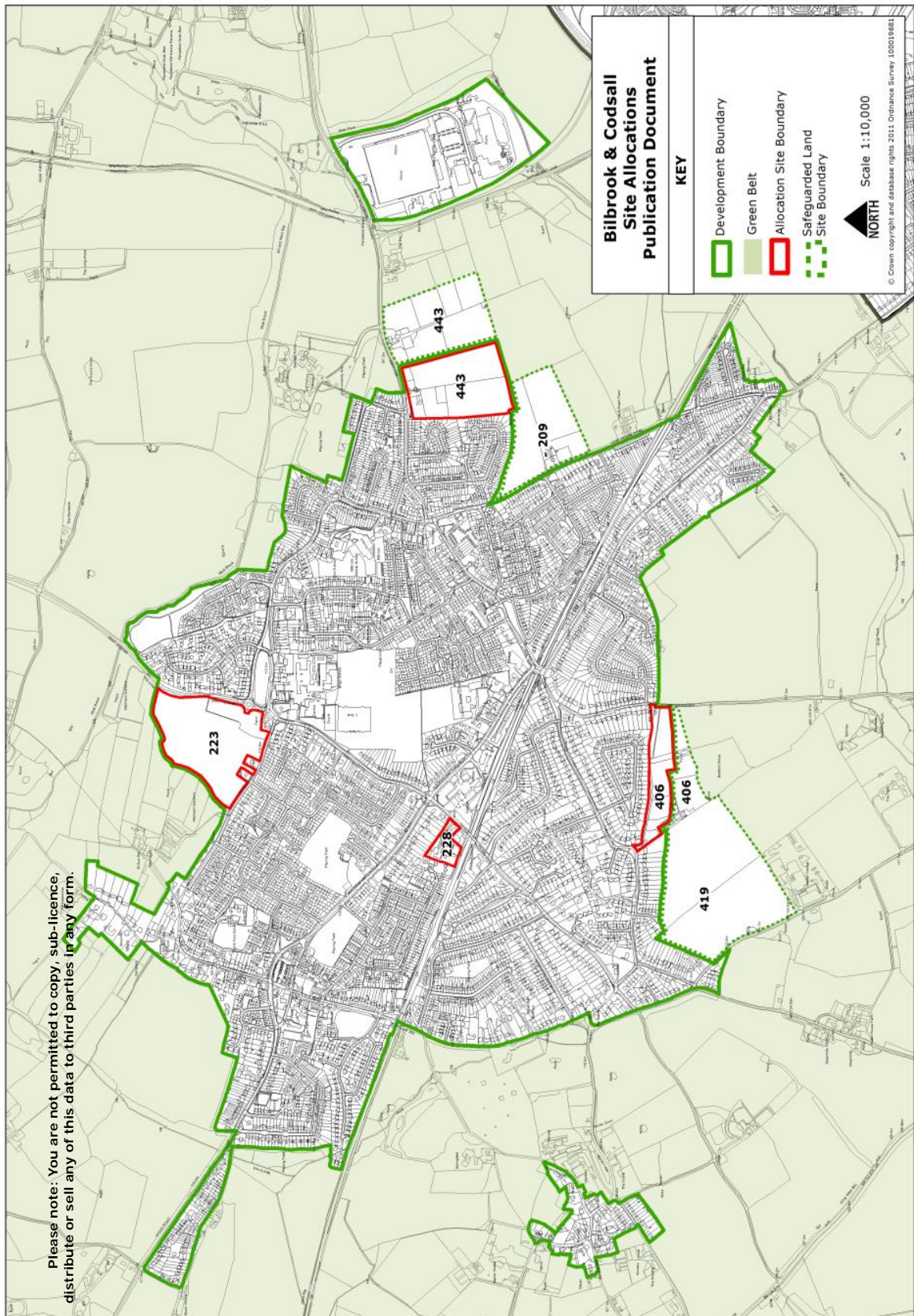
Education Provision

Where the relevant legal and policy tests are satisfied, allocation sites will be expected to provide an appropriate Education contribution where requested by the School Organisation Team at Staffordshire County Council.

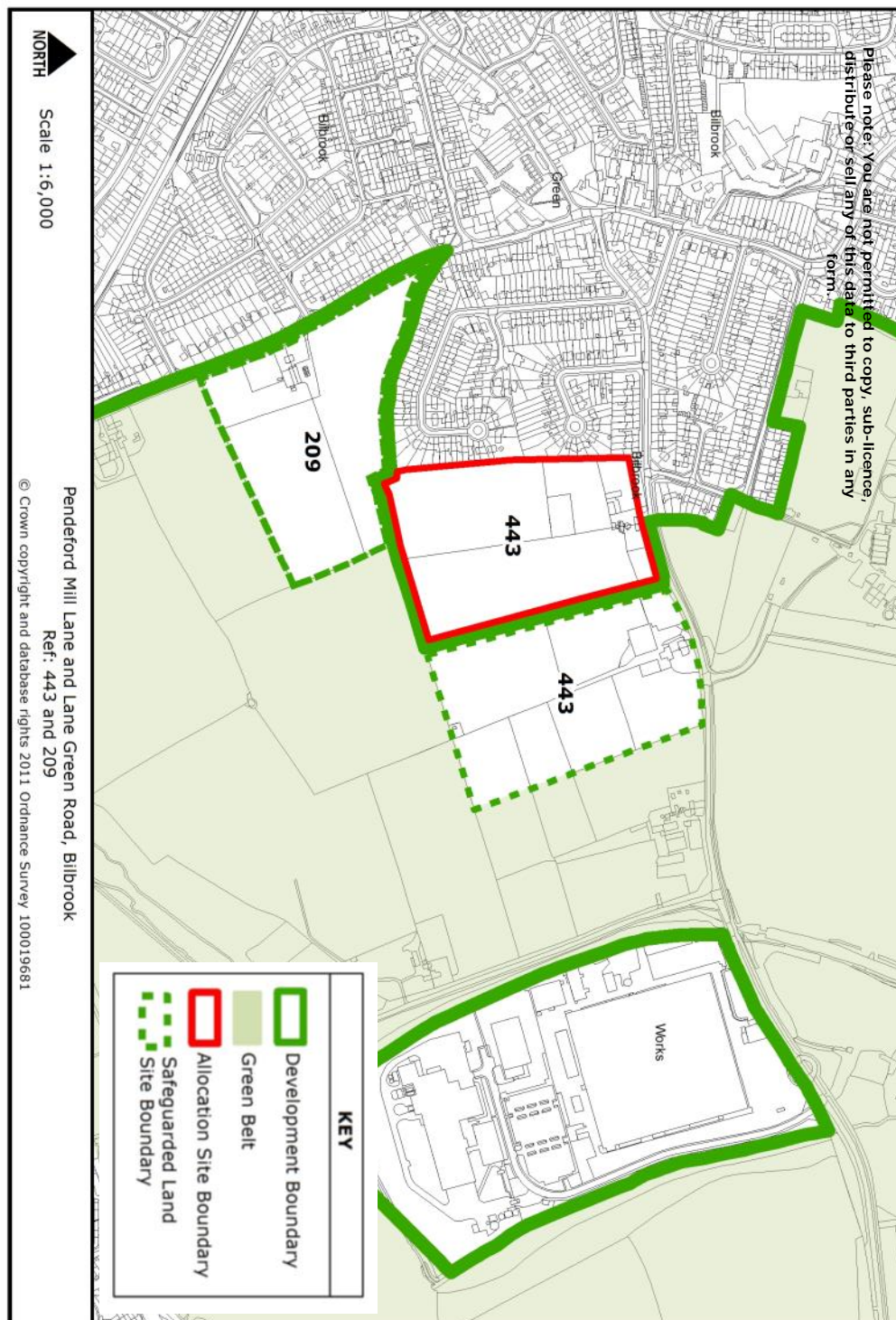
APPENDIX 1. Village Maps and Housing Site Proformas

Site Allocations Document (SAD)
September 2018

Bilbrook & Codsall



Site Reference:	443 & 209	Village:	Bilbrook
Locality:	4	Address:	Land off Pendeford Mill Lane and Lane Green Road, Bilbrook
Allocation:	102 on 443	Proposed Use:	Housing/Safeguarded
Allocation Area (Hectares):	6.3ha	Safeguarded Land Area (Hectares):	12.5ha on 443/209



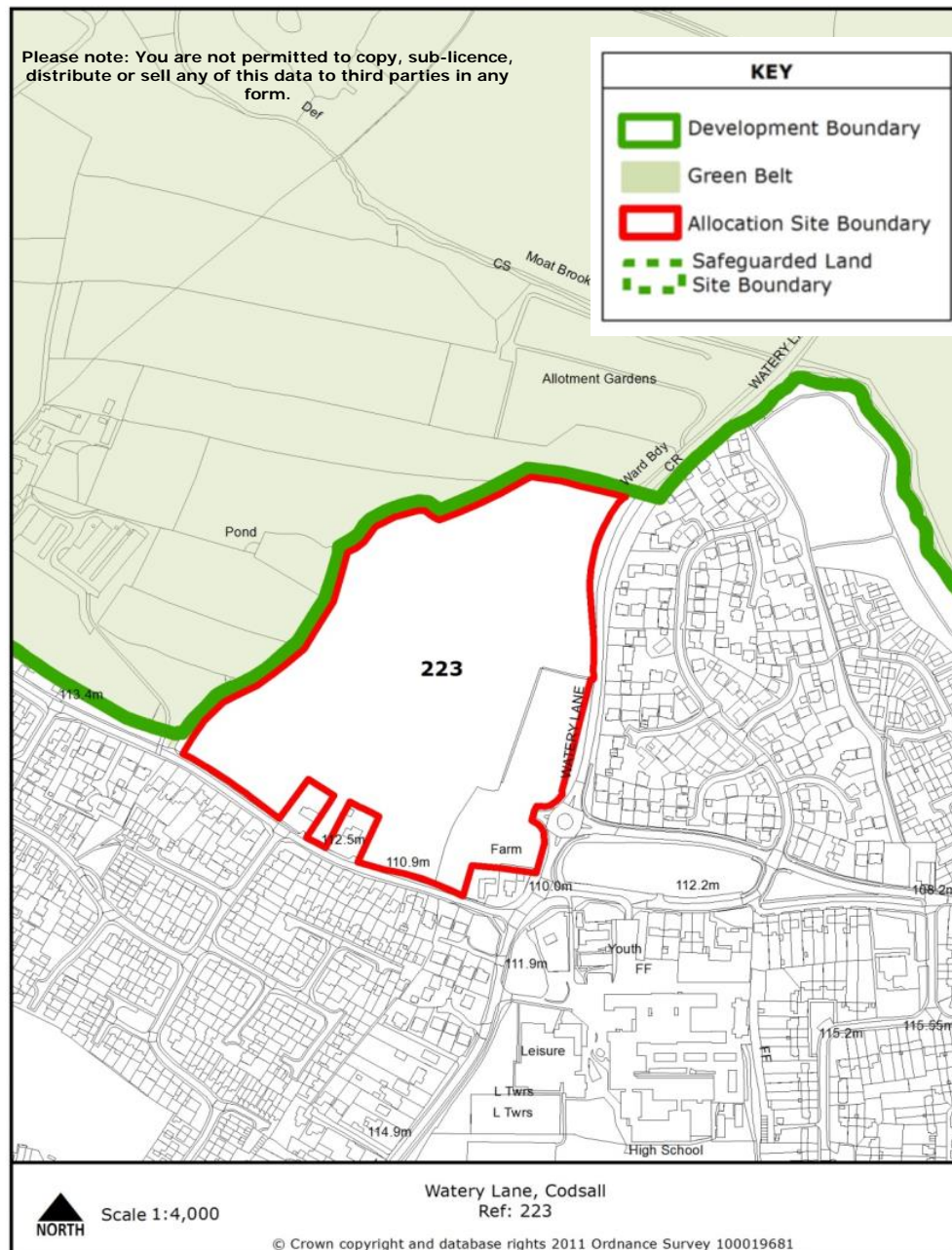
Current land designation	Greenfield, Green Belt
Reason(s) for site 443 being identified as a Site Allocation	<p>Summary of reasons:</p> <ul style="list-style-type: none"> • Scored the best overall in the site assessment process • See separate Site Assessment and Discounted Site Paper for full justification • Provide all of the Core Strategy housing allocation for Bilbrook • Good access off Pendeford Mill Lane, both vehicular and pedestrian • No major flooding (inc surface water) issues identified • Lesser impact on the landscape character • Good access to amenities • Links to, and additional, community benefit opportunities
Planning requirements of site 443	<p>Requirements:</p> <ul style="list-style-type: none"> • 6.3ha to be removed from the Green Belt • Vehicular access off Pendeford Mill Lane • Pedestrian access to connect to existing pavement network from Pendeford Mill Lane, including potential pedestrian crossing • Connectivity to existing open space including playing fields • Transport assessments to accompany planning applications should include consideration of the Histons Hill junction; the double mini-roundabout junction at Wolverhampton Road/Duck Lane/Birches Road/Keepers Lane; and Pendeford traffic signals at the Wobaston Road/ Overstrand Road contributing towards improvements where necessary
Safeguarded Land at 443 and 209	<p>Requirements:</p> <ul style="list-style-type: none"> • 12.5ha to be removed from the Green Belt (6.2ha on 443 and 6.3ha on 209) remaining outside development boundary until Local Plan review to consider development potential. • Vehicular access off Pendeford Mill Lane and Lane Green Road • The delivery of safeguarded land to explore the delivery of a through road from Pendeford Mill Lane to Lane Green Road to relieve traffic pressure on village centre • The delivery of safeguarded land in Codsall and Bilbrook may need to come forward in conjunction with the strategic delivery of a new primary school to meet the primary education needs of both villages' • Transport assessments to accompany planning applications should include consideration of the Histons Hill junction; the double mini-roundabout junction at Wolverhampton Road/Duck Lane/Birches Road/Keepers Lane; and Pendeford traffic signals at the Wobaston Road/Overstrand Road contributing towards improvements where necessary • Retain at least a proportion of the hedge line boundary along the Site 209s western boundary with Green Lane • Retain at least a proportion of the hedge line boundary to the north of Site 443 • Provide strong hedge line boundary along the eastern and southern edges of the safeguarded land part of Site 443, retaining existing hedge lines where possible, to ensure a strong and enduring Green Belt boundary. • Provide strong hedge line boundary along the eastern and southern edges of Site 209, ensuring a strong and enduring Green Belt boundary.
Background	Allocation site is approximately 0.5km from Bilbrook centre, 1.1km from Bilbrook railway station and around 1.3km away from Codsall Community High School. The allocated site and safeguarded sites are smaller parcels of two larger sites considered in the 'Issues and Options' consultations 2014.

Site Reference:	228	Village:	Codsall
Locality:	4	Address:	Land at the former Adult Training Centre, Histons Hill, Codsall
Allocation:	20	Proposed Use:	Housing
Allocation Area (Hectares):	0.7ha	Safeguarded Land Area (Hectares):	N/A



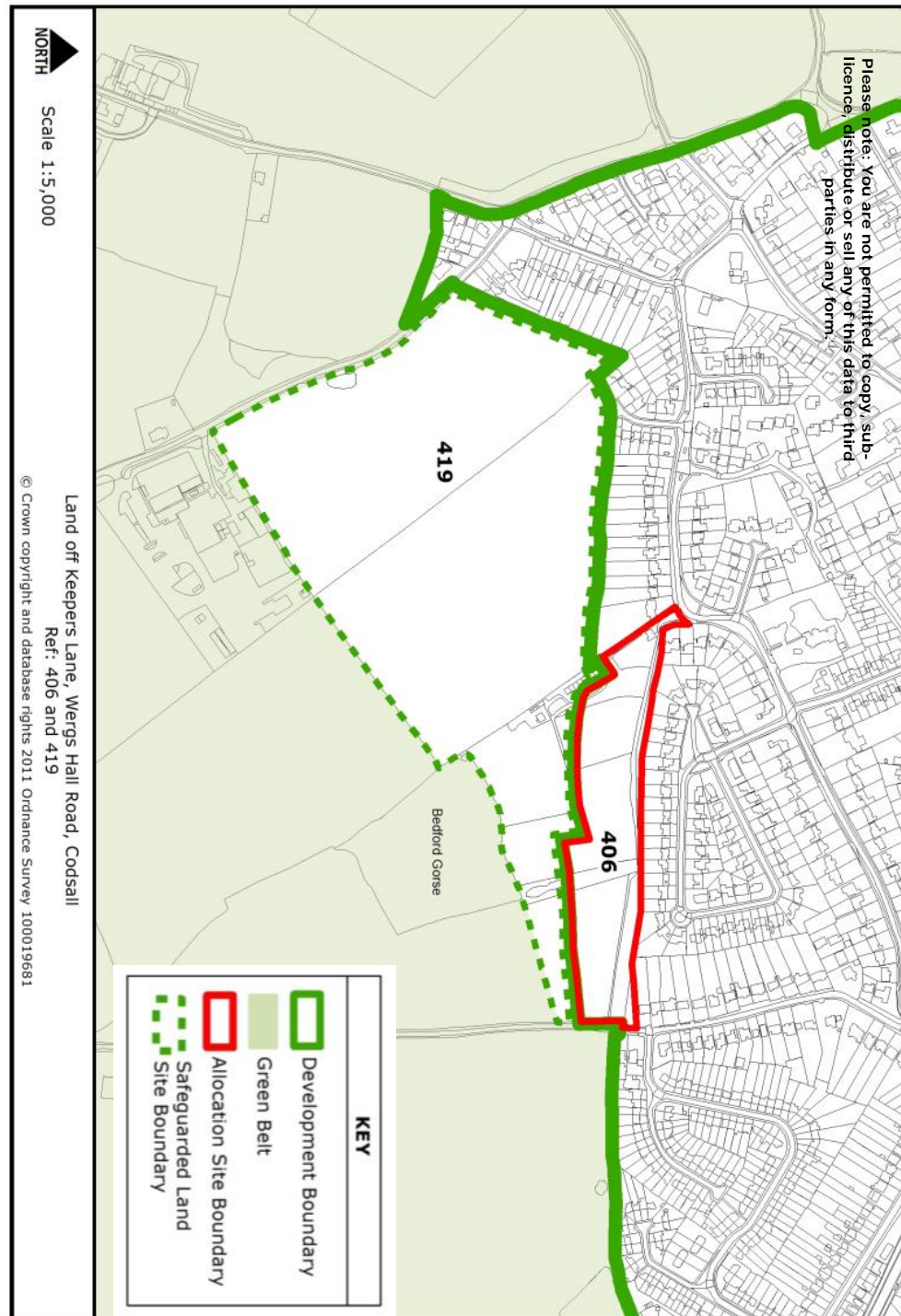
Current land designation	Brownfield within the Development Boundary
Reason(s) for site 228 being identified as a Site Allocation	<p>Summary of reasons:</p> <ul style="list-style-type: none"> • Scored the best overall in the site assessment process • See separate Site Assessment and Discounted Site Paper for full justification • brownfield in the development boundary • Provide part of the Core Strategy housing allocation for Codsall in a well contained site (one of three sites to be allocated in the village). • Good access off Histons Hill, both vehicular and pedestrian • Sustainable and central location • No major flooding (inc surface water) issues identified. • Good access to amenities
Planning requirements of site 228	<p>Requirements:</p> <ul style="list-style-type: none"> • Vehicular access off Histons Hill • Pedestrian access to connect to existing pavement network • Connectivity to existing open space and new open space to be delivered offsite • Satisfactorily address the potential for contaminated land on site • Transport assessments to accompany planning applications should include consideration of the Histons Hill junction; the double mini-roundabout junction at Wolverhampton Road/Duck Lane/Birches Road/Keepers Lane; and Pendeford traffic signals at the Wobaston Road/Overstrand Road contributing towards improvements where necessary
Safeguarded Land	<ul style="list-style-type: none"> • N/A
Background	The site is approximately 0.4km to Birches Bridge shops and services, 0.6km from Codsall Community High School and 1km from Codsall train station.

Site Reference:	223	Village:	Codsall
Locality:	4	Address:	Land at Watery Lane, Codsall
Allocation:	160	Proposed Use:	Housing
Allocation Area (Hectares):	7.6ha	Safeguarded Land Area (Hectares):	N/A



Current land designation	Greenfield, Safeguarded Land
Reason(s) for site 223 being identified as a Site Allocation	<p>Summary of reasons:</p> <ul style="list-style-type: none"> • Scored the second best overall in the site assessment process • See separate Site Assessment and Discounted Site Paper for full justification • Provide part of the Core Strategy housing allocation for Codsall on non-Green Belt land (one of three sites to be allocated in the village). • Identified as Safeguarded Land in the 1996 Local Plan • Good access off Watery Lane, both vehicular and pedestrian • Good access to amenities • Links to, and additional, community benefit opportunities • Lesser impact on landscape character than other sites in Codsall
Planning requirements of site 223	<p>Requirements:</p> <ul style="list-style-type: none"> • Vehicular access off existing island on Watery Lane • Pedestrian access to connect to existing pavement network • Connectivity to existing open space including Millennium Walk and allotments, SUDs and new open space to be delivered onsite • Transport assessments to accompany planning applications should include consideration of the Histons Hill junction; the double mini-roundabout junction at Wolverhampton Road/Duck Lane/Birches Road/Keepers Lane; and Pendeford traffic signals at the Wobaston Road/Overstrand Road contributing towards improvements where necessary
Safeguarded Land	<ul style="list-style-type: none"> • N/A
Background	<p>Allocation site was designated as 'White Land' in 1996, and was safeguarded to meet future housing needs. Policy GB2 of the Core Strategy, which was adopted in 2012, reaffirms the designation. Granted outline planning permission for 160 dwellings in 2015. A reserved matters permission was granted in October 2016 for 180 dwellings. The site is accessed via Watery Lane and is approx. 0.35km from Codsall Community High School, 1.15km from Codsall village centre and 1.5km from Codsall railway station.</p>

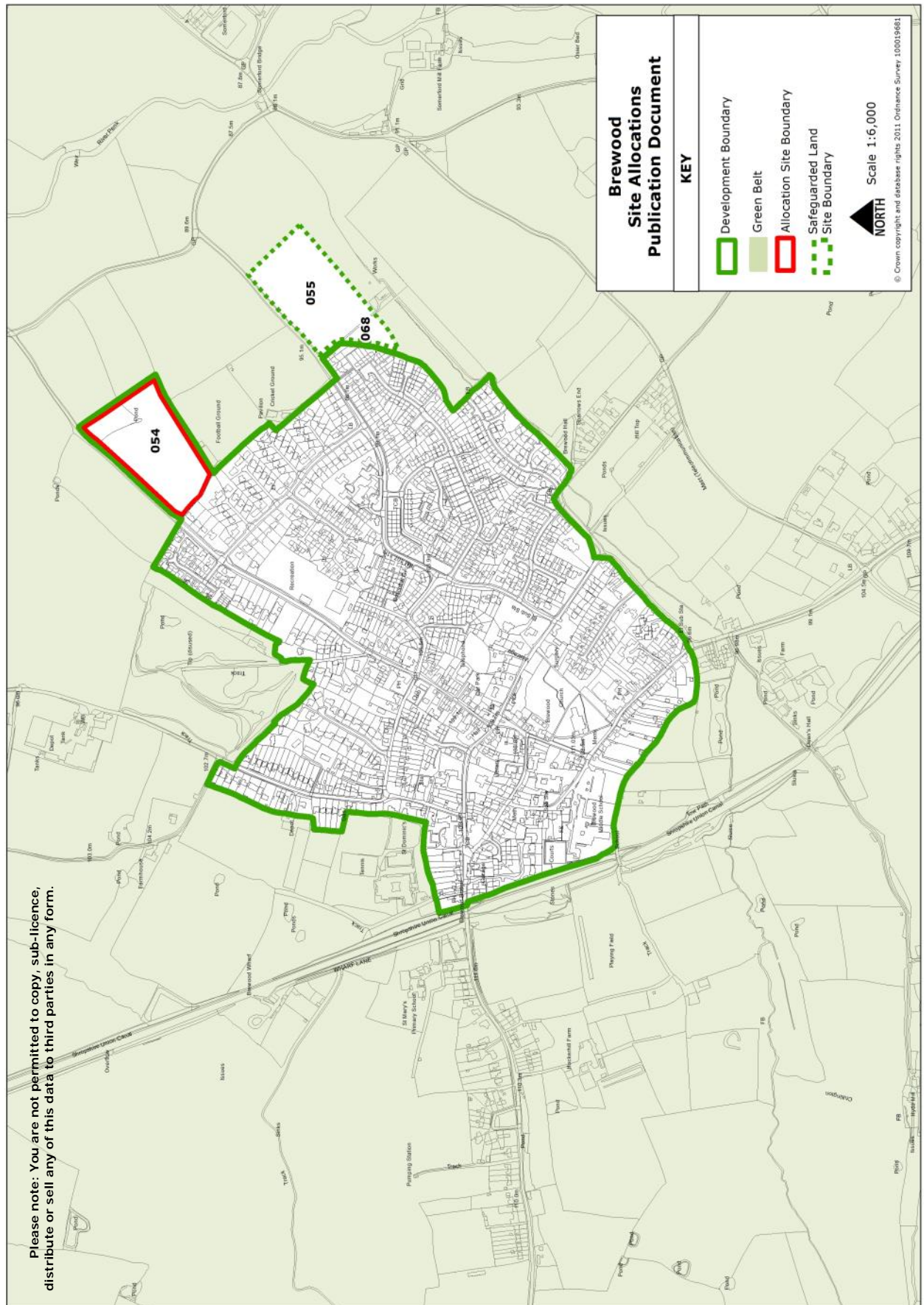
Site Reference:	406 & 419	Village:	Codsall
Locality:	4	Address:	Land at Keepers Lane and Wergs Hall Road, Codsall
Allocation:	50 on 406	Proposed Use:	Housing/Safeguarded
Allocation Area (Hectares):	2.5ha on 406	Safeguarded Land Area (Hectares):	14.9ha on 406 & 419



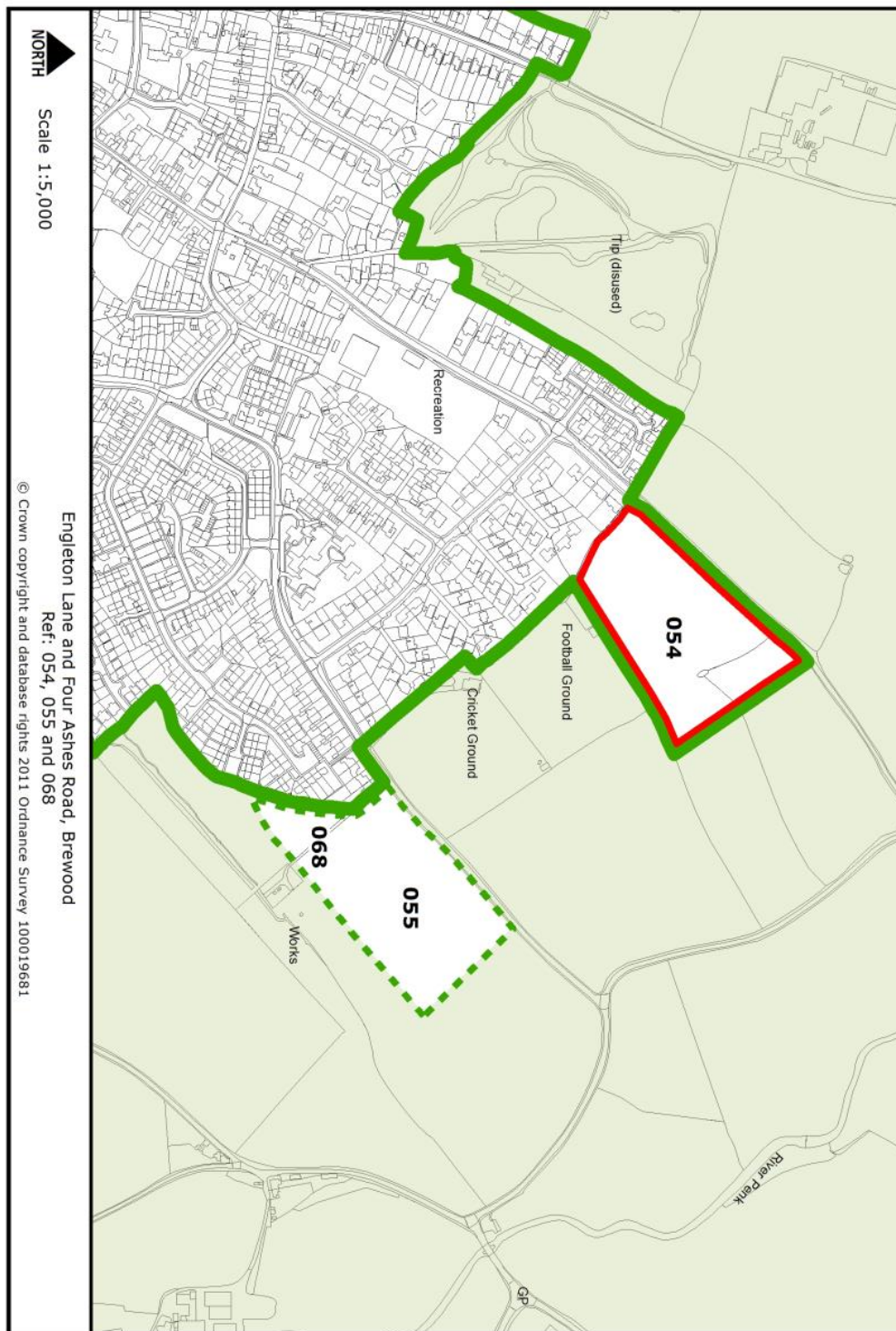
Current land designation	Greenfield, Green Belt
Reason(s) for site 406 being identified as a Site Allocation	<p>Summary of reasons:</p> <ul style="list-style-type: none"> • Scored the third best overall in the site assessment process • See separate Site Assessment and Discounted Site Paper for full justification • Provide part of the Core Strategy housing allocation for Codsall in a well contained site (one of three sites to be allocated in the village). • Good access off Keepers Lane and Suckling Green Lane, both vehicular and pedestrian • Made a lesser contribution to the Green Belt compared to other sites in Codsall • No major flooding (inc surface water) issues identified. • Good access to amenities • Links to, and additional, community benefit opportunities
Planning requirements of site 406	<p>Requirements:</p> <ul style="list-style-type: none"> • 2.5ha to be removed from the Green Belt • Greater than residual allocation to reflect strong natural boundaries • Vehicular access off Suckling Green Lane and Keepers Lane • Pedestrian access to connect to existing pavement network • Maintain Public Right of Way on north boundary • Connectivity to existing open space including woodland and Public Rights of Way, SUDs and new open space to be delivered onsite • Transport assessments to accompany planning applications should include consideration of the Histons Hill junction; the double mini-roundabout junction at Wolverhampton Road/Duck Lane/Birches Road/Keepers Lane; and Pendeford traffic signals at the Wobaston Road/Overstrand Road contributing towards improvements where necessary • Retain at least a proportion of tree and hedge boundaries on the site, including Site 406s central tree belt.
Safeguarded Land at site 406 and 419	<p>Requirements:</p> <ul style="list-style-type: none"> • 14.9ha to be removed from the Green Belt (2.4ha on 406 and 12.5ha on 419), outside development boundary until Local Plan review to consider development potential. • Vehicular access off Wergs Hall Road • The delivery of safeguarded land to explore the delivery of a through road from Keepers Lane to Wergs Hall Road to relieve traffic pressure on village • The delivery of safeguarded land in Codsall and Bilbrook may need to come forward in conjunction with the strategic delivery of a new primary school to meet the primary education needs of both villages' • Transport assessments to accompany planning applications should include consideration of the Histons Hill junction; the double mini-roundabout junction at Wolverhampton Road/Duck Lane/Birches Road/Keepers Lane; and Pendeford traffic signals at the Wobaston Road/Overstrand Road contributing towards improvements where necessary • Retain at least a proportion of tree and hedge boundaries on the site, including Site 406s central tree belt. • Form a defensible and enduring Green Belt boundary to the south of the safeguarded land part of site 406; utilising the existing woodland as well as providing a strong hedge line between the woodland and Keepers Lane along the southern edge of the site. • Provide strong hedge line boundary along the southern edge of Site 419, retaining

	and enhancing existing hedge lines where possible, to ensure a strong and enduring Green belt boundary.
Background	Allocation site is located to the south of the village, and is approximately 0.7km away from Birches Bridge railway station, the nearest bus station, and Birches Bridge shops. The site is approximately 1.7km away from Codsall High School. The allocation site and safeguarded land sites are smaller parcels of two larger sites considered in the 'Issues and Options' consultations 2014.

Brewood

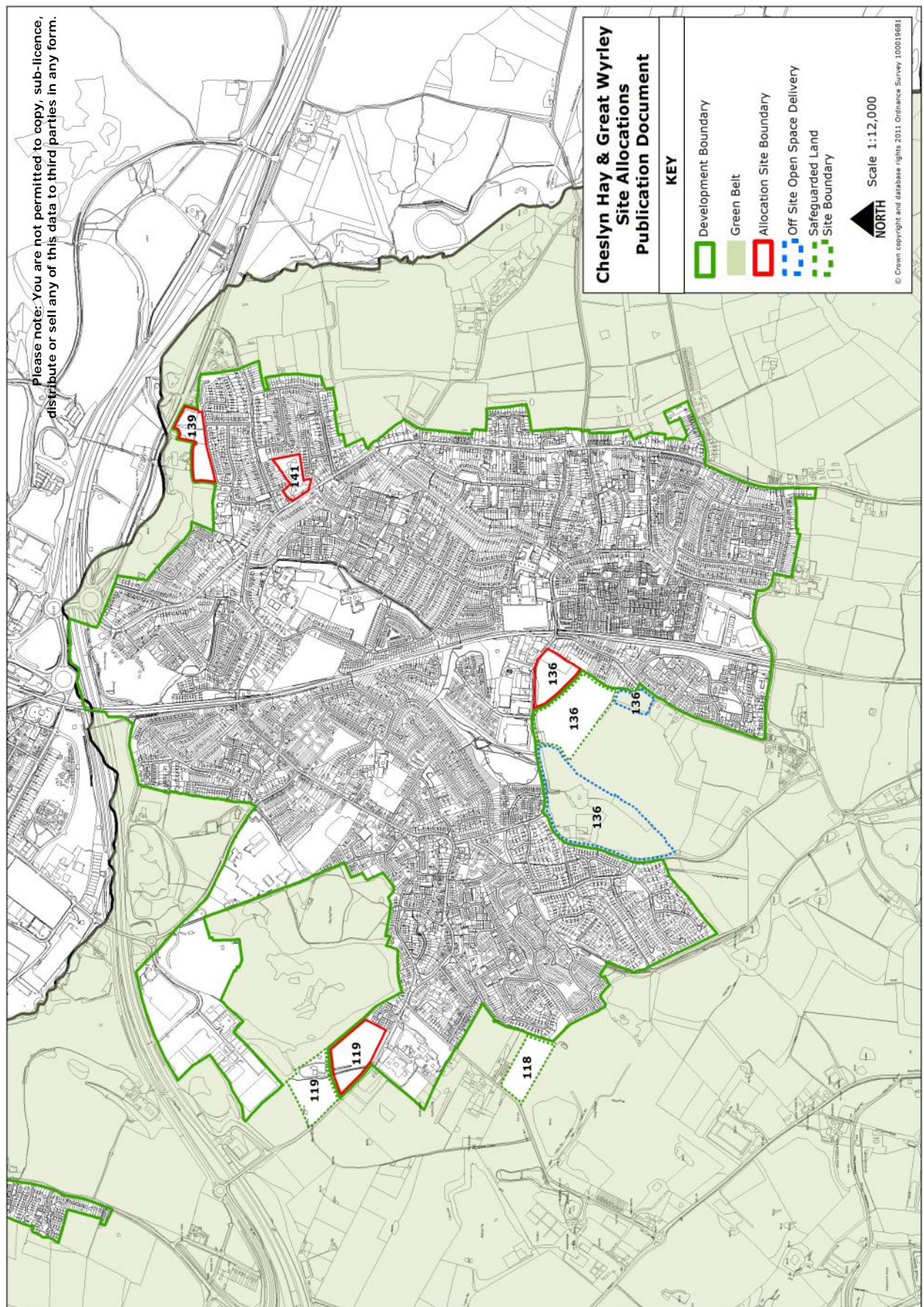


Site Reference:	054, 055 & 068	Village:	Brewood
Locality:	2	Address:	Land off Engleton Lane, and Land off Four Ashes Road, Brewood
Allocation:	53 on 054	Proposed Use:	Housing/Safeguarded
Allocation Area (Hectares):	3ha on 054	Safeguarded Land Area (Hectares):	3ha on 055 & 068

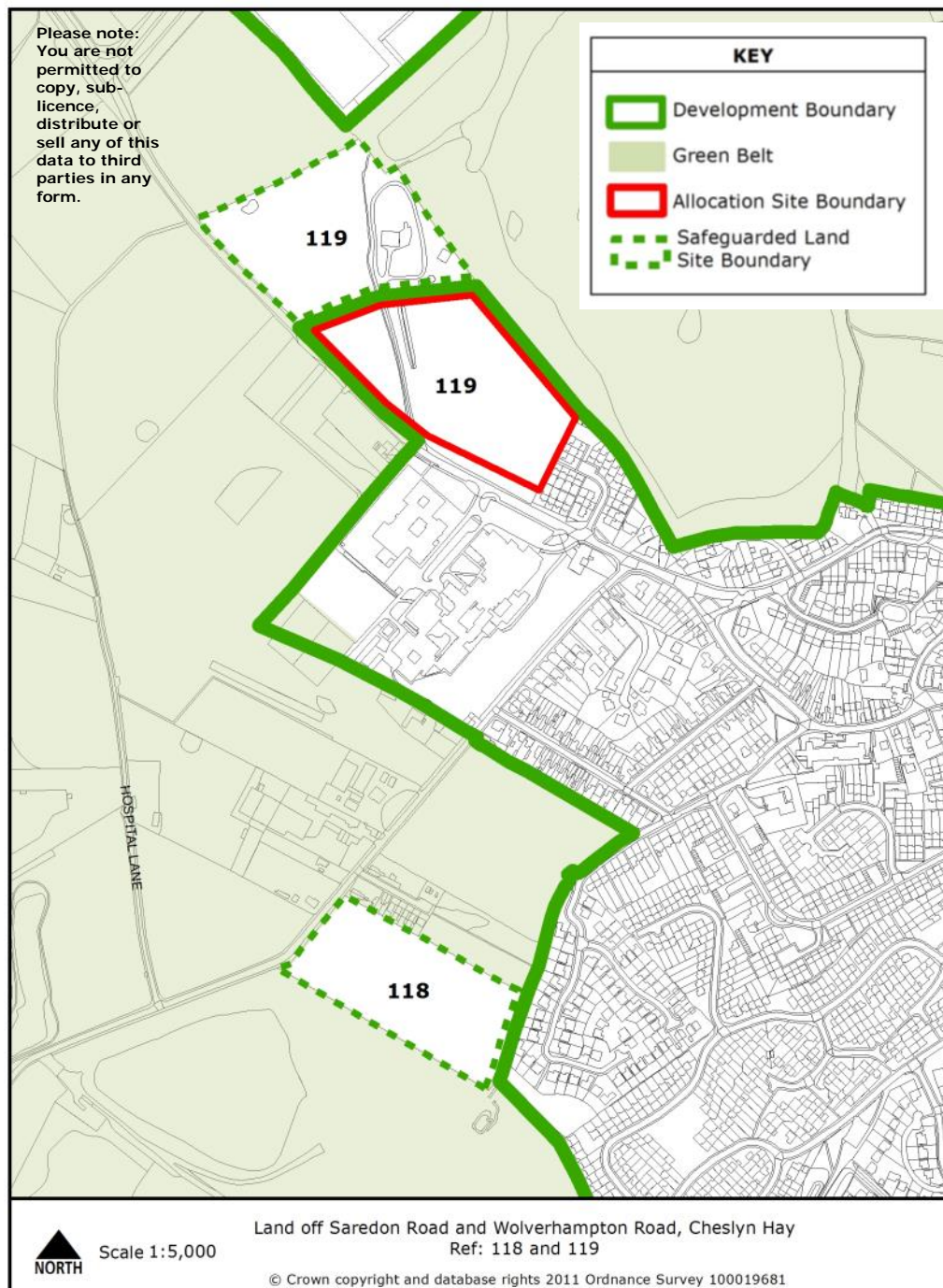


Current land designation	Greenfield, Green Belt
Reason(s) for site 054 being identified as a Site Allocation	<p>Summary of reasons:</p> <ul style="list-style-type: none"> • Scored the best overall in the site assessment process • See separate Site Assessment and Discounted Site Paper for full justification • Provide all of the Core Strategy housing allocation for Brewood • Good access off Engleton Lane, both vehicular and pedestrian • No major flooding (inc surface water) issues identified. • Links to, and additional, community benefit opportunities
Planning requirements of site 054	<p>Requirements:</p> <ul style="list-style-type: none"> • 3ha to be removed from the Green Belt • Vehicular access off Engleton Lane • Pedestrian access to connect to existing pavement network from Engleton Lane • Connectivity to existing open space including Barnfield Sandbeds, playing fields/sports pitches, and SUDs and new open space • Provide strong hedge line boundary along the north eastern and south eastern edges of Site 054, retaining existing hedge lines and/or tree belts where possible, to ensure a strong and enduring Green Belt boundary. • Retain mature tree line to the south and mature hedgerows along the western boundary of the site where possible.
Safeguarded Land at site 068 and 055	<p>Requirements:</p> <ul style="list-style-type: none"> • 3ha to be removed from the Green Belt (2.6ha on 55 and 0.4ha on 68) remaining outside development boundary until Local Plan review to consider development potential. • Flood Risk Assessment to inform development in the plan review and to include modelling of the extent of the Brook to ensure built development takes place outside of Flood Zones 2 and 3. • Vehicular access off Four Ashes Road. • Retain the hedgelines bordering the site where possible • Provide strong hedge line boundary along the north eastern and south eastern edges of Site 055/068, retaining existing hedge lines and/or tree belts where possible, to ensure a strong and enduring Green Belt boundary.
Background	<p>Allocation site is within the Green Belt is easily accessed from Engleton Lane. The site is approximately 0.7km from the village centre and facilities, approximately 1km from Brewood Church of England Middle School and 1.1km from St. Mary's Roman Catholic Primary School. The allocated site is a smaller parcel of a larger site considered in the 'Issues and Options' consultations 2014.</p>

Cheslyn Hay and Great Wyrley

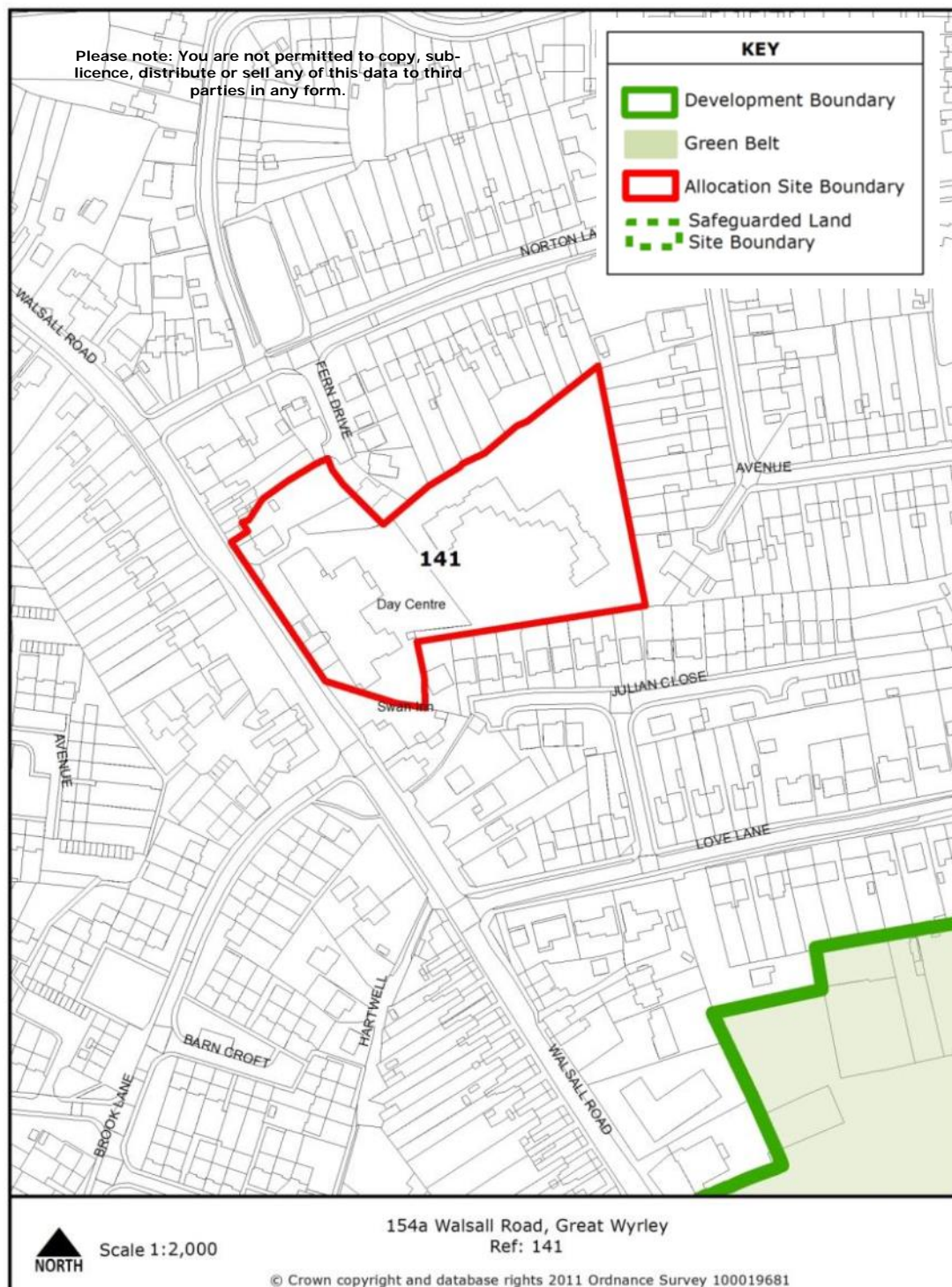


Site Reference:	119 & 118	Village:	Cheslyn Hay
Locality:	3	Address:	Land off Saredon Road, and Land off Wolverhampton Road, Cheslyn Hay
Allocation:	63 on 119	Proposed Use:	Housing/Safeguarded
Allocation Area (Hectares):	3.3ha on 119	Safeguarded Land Area (Hectares):	5.4ha on 118 & 119



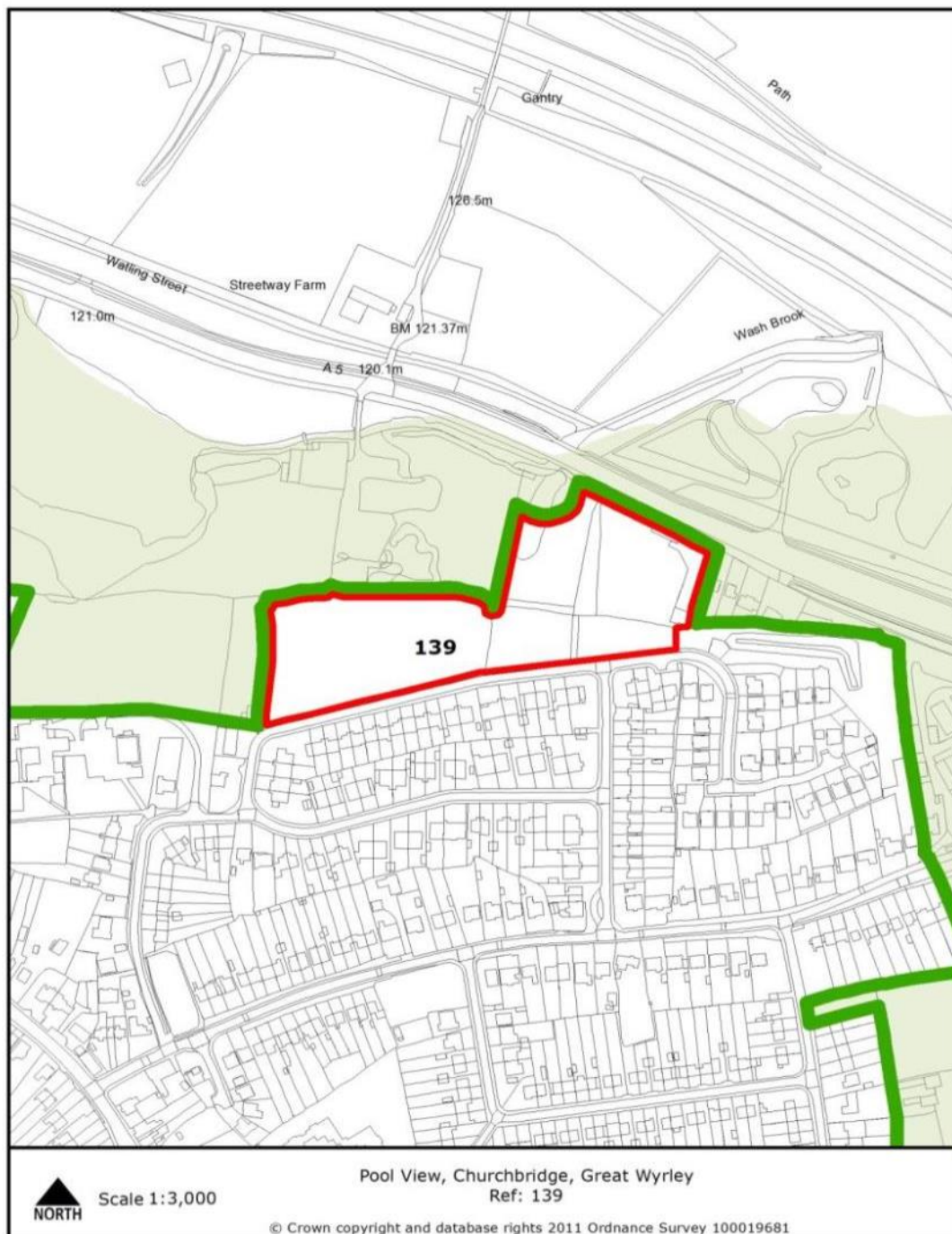
Current land designation	Greenfield, Green Belt
Reason(s) for site 119 being identified as a Site Allocation	<p>Summary of reasons:</p> <ul style="list-style-type: none"> • Scored the best overall in the site assessment process • See separate Site Assessment and Discounted Site Paper for full justification • Provide all of the Core Strategy housing allocation for Cheslyn Hay • Good access off Saredon Road, both vehicular and pedestrian • Made a lesser contribution to Green Belt compared to other sites in Cheslyn Hay • No major flooding (inc surface water) issues identified. • Links to, and additional, community benefit opportunities • Lesser impact on landscape character than other sites in Cheslyn Hay • Good access to amenities
Planning requirements of site 119	<p>Requirements:</p> <ul style="list-style-type: none"> • 3.3ha to be removed from the Green Belt • Vehicular access off Saredon Road • 30mph speed limit to be extended down Saredon Road • Pedestrian access to connect to existing pavement network from Saredon Road • Approximately 30 space car park for school and leisure centre to be provided onsite, with safe pedestrian crossing point • Site layout and design should be based on an environmental assessment that takes into account permitted mineral operations and avoids additional restrictions being imposed on those operations.
Safeguarded Land at sites 119 and 118	<p>Requirements:</p> <ul style="list-style-type: none"> • 5.4ha (3ha on 119 and 2.4ha on 118) to be removed from the Green Belt remaining outside development boundary until Local Plan review to consider development potential. • Vehicular access off Saredon Road and Wolverhampton Road, respectively • Site layout and design should be based on an environmental assessment that takes into account permitted mineral operations and avoids additional restrictions being imposed on those operations. • Green Belt gap to be maintained to north of site 119.
Background	<p>Proposed allocation site is approximately 0.7km from the village centre and directly adjacent to Cheslyn Hay Leisure Centre/Cheslyn Hay High School and Cheslyn Hay Primary School. The proposed allocated site is a smaller parcel of a larger site considered in the 'Issues and Options' consultations 2014.</p>

Site Reference:	141	Village:	Great Wyrley
Locality:	3	Address:	Land at 154a Walsall Road, Great Wyrley
Allocation:	25	Proposed Use:	Housing
Allocation Area (Hectares):	1.2ha	Safeguarded Land Area (Hectares):	N/A



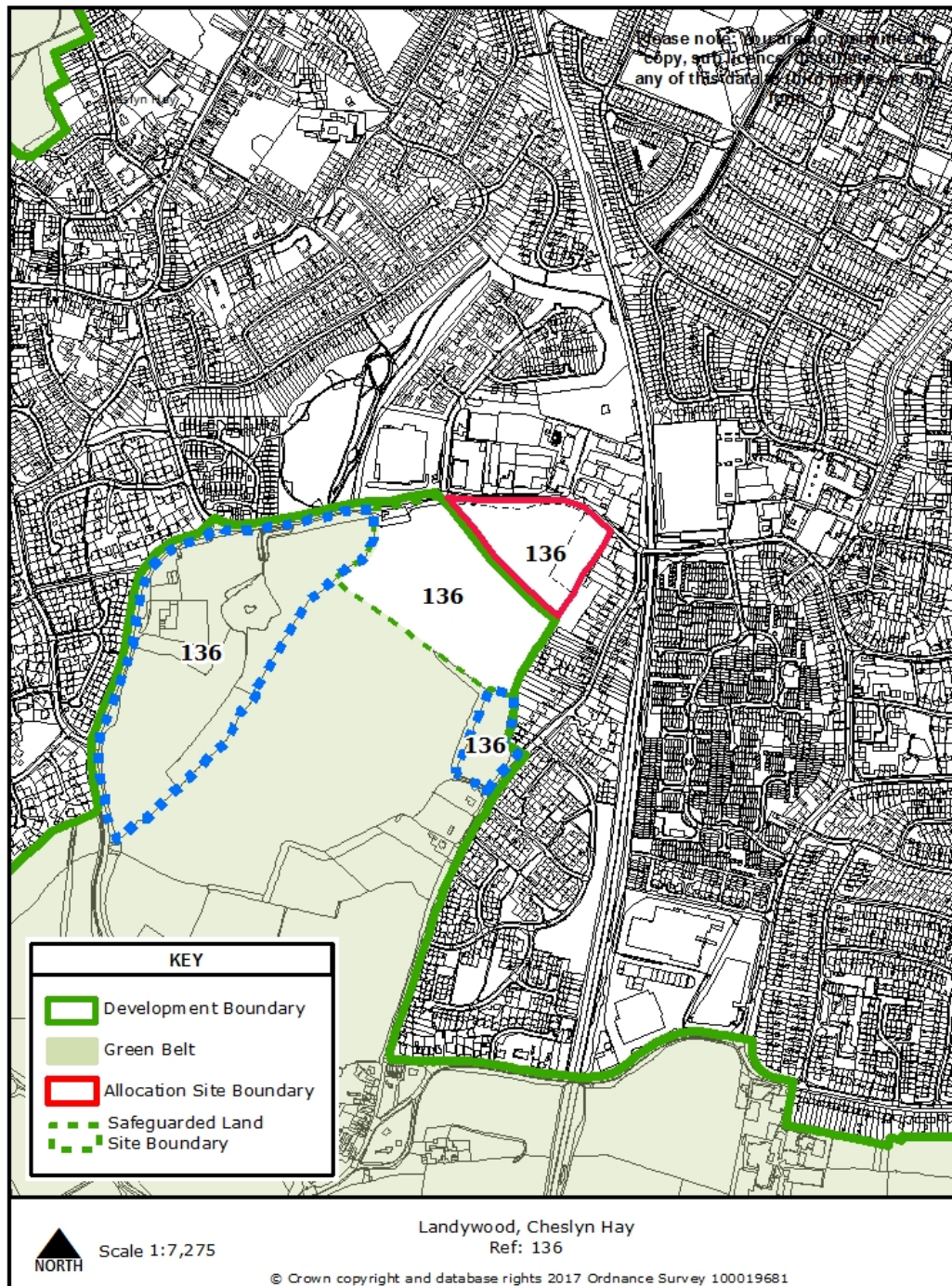
Current land designation	Brownfield, within the Development Boundary
Reason(s) for site 141 being identified as a Preferred Option Site Allocation	<p>Summary of reasons:</p> <ul style="list-style-type: none"> • Scored the best overall in the site assessment process • See separate Site Assessment and Discounted Site Paper for full justification • brownfield in the development boundary • Provide part of the Core Strategy housing allocation for Great Wyrley in a well contained site (one of three sites to be allocated in the village). • Sustainable and central location • Good access off Walsall Road, both vehicular and pedestrian • No major flooding (inc surface water) issues identified • Good access to amenities
Planning requirements of site 141	<p>Requirements:</p> <ul style="list-style-type: none"> • Vehicular access off Walsall Road • Pedestrian access to connect to existing pavement network • Connectivity to existing open space and new open space to be delivered offsite • Satisfactorily address the potential for contaminated land on site.
Safeguarded Land	<ul style="list-style-type: none"> • N/A
Background	The site is just off the Walsall Road near to shops and services and directly opposite a bus stop. The site is approximately 1.4km away from Landywood Railway Station and 0.5km away from Great Wyrley High School.

Site Reference:	139	Village:	Great Wyrley
Locality:	3	Address:	Land at Pool View, Churchbridge, Great Wyrley
Allocation:	35	Proposed Use:	Housing
Allocation Area (Hectares):	2.2ha	Safeguarded Land Area (Hectares):	N/A



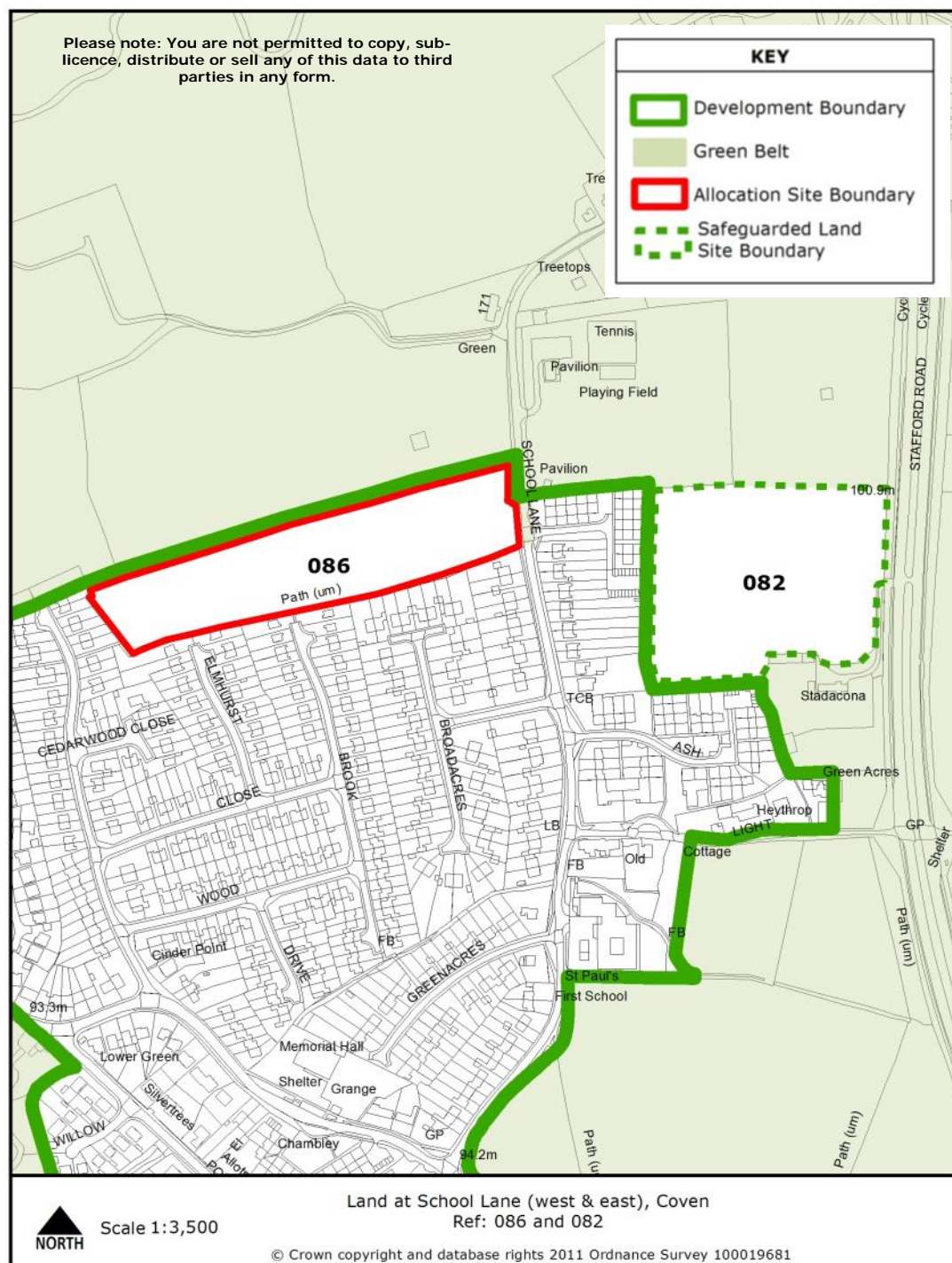
Current land designation	Greenfield, Green Belt
Reason(s) for site 139 being identified as a Site Allocation	<p>Summary of reasons:</p> <ul style="list-style-type: none"> • Scored the second best overall in the site assessment process • See separate Site Assessment and Discounted Site Paper for full justification • Provide part of the Core Strategy housing allocation for Great Wyrley in a well contained site (one of three sites to be allocated in the village). • Good access off Pool View, both vehicular and pedestrian • Made a lesser contribution to the Green Belt compared to other sites in Great Wyrley • No major flooding (inc surface water) issues identified. • Good access to amenities • Lesser impact on landscape character than other sites in Great Wyrley • Links to, and additional, community benefit opportunities
Planning requirements of site 139	<p>Requirements:</p> <ul style="list-style-type: none"> • 2.2ha to be removed from the Green Belt • Vehicular access off Pool View • Pedestrian access to connect to existing pavement network • Connectivity to existing open space and new open space to be delivered onsite • Flood Risk Assessment to inform development and built development to avoid flood zones 2 and 3 • 8m easement required from top of bank of the Wash Brook for essential maintenance access. • Retain at least a proportion of tree and hedge boundaries on the site
Safeguarded Land	<ul style="list-style-type: none"> • N/A
Background	<p>The site is within close proximity to St Thomas Moore Primary School. The site is approximately 0.4km from Walsall Road, 0.8km from Great Wyrley Performing Arts High School, and about 3km from Landywood Railway Station. The allocation site is a smaller parcel of a larger site considered in the 'Issues and Options' consultations 2014.</p>

Site Reference:	136	Village:	Great Wyrley
Locality:	3	Address:	Land at Landywood Lane, Great Wyrley
Allocation:	35	Proposed Use:	Housing/Safeguarded
Allocation Area (Hectares):	2.2ha	Safeguarded Land Area (Hectares):	5.2ha



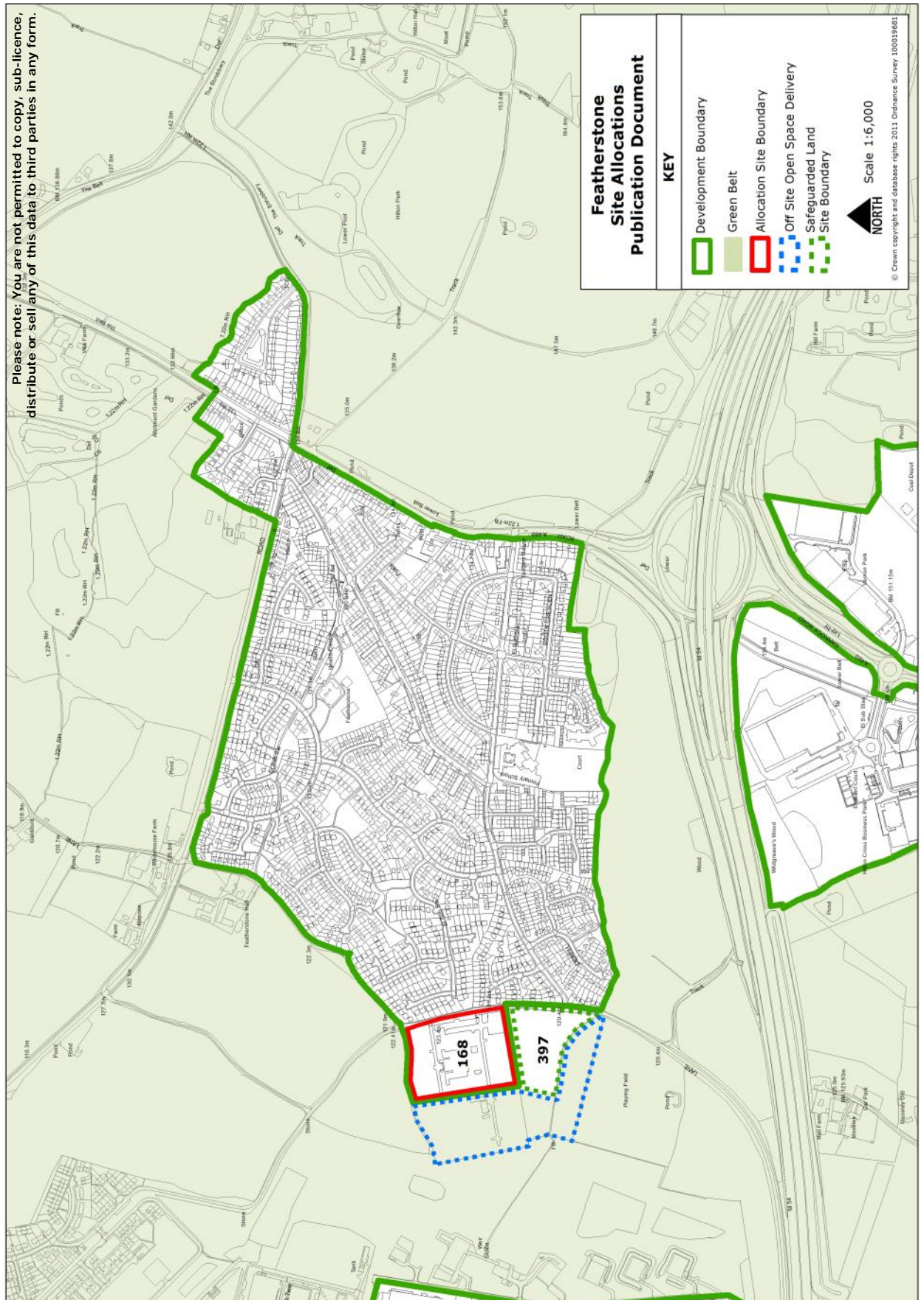
Current land designation	Greenfield, Green Belt
Reason(s) for site 136 being identified as a Site Allocation	<p>Summary of reasons:</p> <ul style="list-style-type: none"> • Scored the third best overall in the site assessment process • See separate Site Assessment and Discounted Site Paper for full justification • Second best scoring site was withdrawn from the Site Allocations at Preferred Options stage • Provide part of the Core Strategy housing allocation for Great Wyrley (one of three sites to be allocated in the village). • Good access off Landywood Lane, both vehicular and pedestrian • After reassessment, made a lesser contribution to the purposes of Green Belt compared to other sites in Great Wyrley – after the two other allocated sites • No major flooding (inc surface water) issues identified. • Good access to amenities • Links to, and additional, community benefit opportunities, including car parking for Landywood Station, allotments and green infrastructure
Planning requirements of site 136	<p>Requirements:</p> <ul style="list-style-type: none"> • 2.2ha to be removed from the Green Belt • Vehicular access off Landywood Lane • Pedestrian access to connect to existing pavement network • Connectivity to existing open space to the north and new open space to be delivered onsite and SUDs and new open space • Car parking for Landywood Station, allotments and green infrastructure to be delivered on and off site • Provide strong hedge line boundary along the southern edge of the safeguarded land part of Site 136, ensuring a strong and enduring Green Belt boundary.
Safeguarded Land at site 136	<p>Requirements:</p> <ul style="list-style-type: none"> • 5.2ha to be removed from the Green Belt remaining outside development boundary until Local Plan review to consider development potential. • Vehicular access off Landywood Lane
Background	<p>Allocation site is located approximately 200m away from Landywood Railway Station, around 0.9km from the Walsall Road, and around 1.64km away from Cheslyn Hay High School. A larger site was considered in the 'Issues and Options' consultations 2014 and discounted for Preferred Options. However a reassessment of the Green Belt Review was carried out, which demonstrated that the contribution to the purposes of the Green Belt was less than previously suggested. Site now considered suitable for allocation and safeguarded land. Area to south and west to contribute to, and link to existing green infrastructure in the village.</p>

Site Reference:	086 & 082	Village:	Coven
Locality:	2	Address:	Land at School Lane, Coven (west and east)
Allocation:	40 on 086	Proposed Use:	Housing/Safeguarded
Allocation Area (Hectares):	2ha on 086	Safeguarded Land Area (Hectares):	2.3ha on 082



Current land designation	Greenfield, Green Belt
Reason(s) for site 086 being identified as a Site Allocation	<p>Summary of reasons:</p> <ul style="list-style-type: none"> • Scored the best overall in the site assessment process • See separate Site Assessment and Discounted Site Paper for full justification • Provide all of the Core Strategy housing allocation for Coven. • Good access off School Lane, both vehicular and pedestrian • Made a lesser contribution to the Green Belt compared to other sites in Coven • No major flooding (inc surface water) issues identified. • Good access to amenities • Links to, and additional, community benefit opportunities
Planning requirements of site 086	<p>Requirements:</p> <ul style="list-style-type: none"> • 2ha to be removed from the Green Belt • Larger than residual allocation requirement to reflect boundary • Maintain easements around pylons as per national requirements • Vehicular access off School Lane • Pedestrian access to connect to existing pavement network • Maintain Public Right of Way on southern boundary • Connectivity to existing open space including nearby play areas and Public Rights of Way, SUDs and new open space to be delivered onsite • Travel Plan/public transport contributions • Provide strong hedge line boundary along the northern edge of Site 086, retaining existing hedge lines and/or tree belts where possible, to ensure a strong and enduring Green Belt boundary.
Safeguarded Land at site 082	<p>Requirements:</p> <ul style="list-style-type: none"> • 2.3ha to be removed from the Green Belt remaining outside development boundary until Local Plan review to consider development potential. • Vehicular access off School Lane through relocation of play facilities • Travel Plan/public transport contributions • Provide strong hedge line boundary along the northern edge of Site 082, ensuring a strong and enduring Green Belt boundary.
Background	Allocation site is designated as Green Belt and access to the site will need to be via School Lane to the east of the site. The site is approximately 0.37km from the school and approximately 0.8km from the village centre. The allocation site is a smaller parcel of a larger site considered in the 'Issues and Options' consultations 2014.

Featherstone



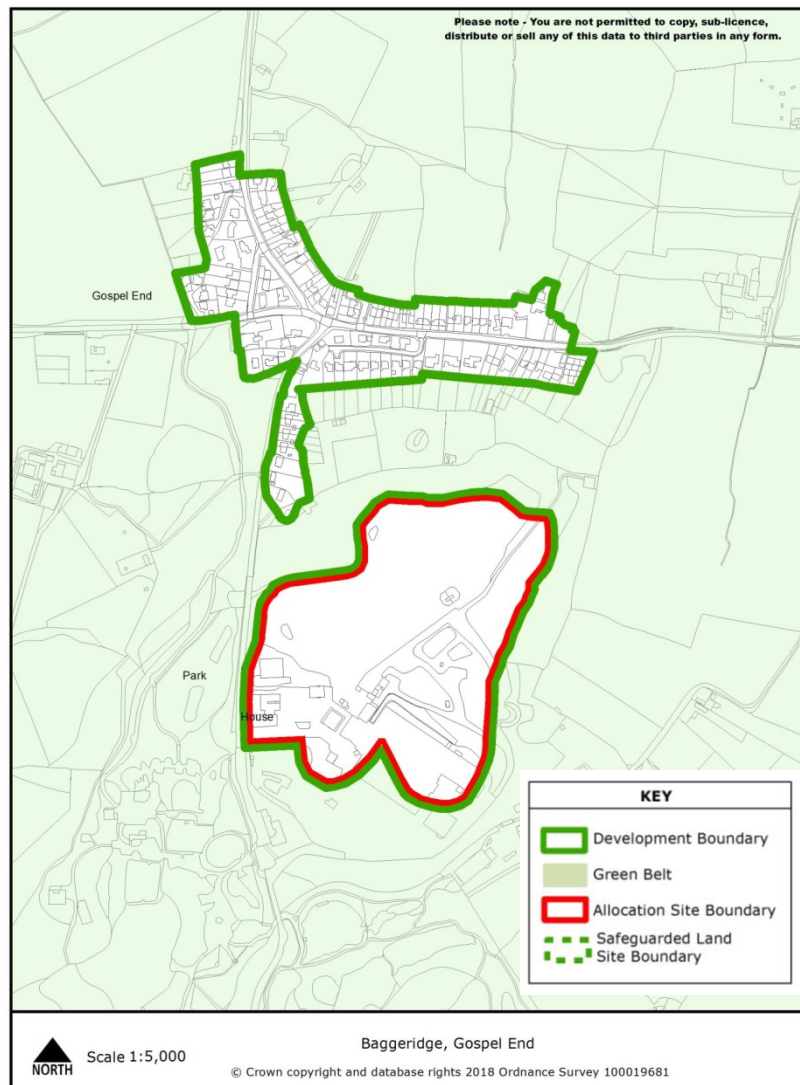
Site Reference:	168 & 397	Village:	Featherstone
Locality:	3	Address:	Land at Brinsford Lodge, and land adj, Featherstone
Allocation:	60 on 168 (delivery community benefit)	Proposed Use:	Housing/Safeguarded/ Open Space
Allocation Area (Hectares):	2.8ha on 168	Safeguarded Land Area (Hectares):	1.6ha on 397



Current land designation	Brownfield (168), Greenfield (397), both Green Belt
Reason(s) for site 168 being identified as a Site Allocation	<p>Summary of reasons:</p> <ul style="list-style-type: none"> • Scored the best overall in the site assessment process • See separate Site Assessment and Discounted Site Paper for full justification • Provide all of the Core Strategy housing allocation for Featherstone. • Brownfield land adjoining the development boundary • Made a lesser contribution to the Green Belt compared to other sites in Featherstone • No major flooding (inc surface water) issues identified. • Good access to amenities • Lesser impact on the landscape character than some other sites in Featherstone • Links to, and additional, community benefit opportunities
Planning requirements of site 168	<p>Requirements:</p> <ul style="list-style-type: none"> • 2.8ha to be removed from the Green Belt • To be delivered in accordance with ROF Masterplan • Maintain landscape buffer and noise mitigation to the west • Vehicular access off Malayan Way and through into site 397. • Pedestrian access to connect to existing pavement network • Connectivity to existing open space including contribution of remaining site to ROF strategic landscape buffer, SUDs and new open space to be delivered • Allotments, BMX track or skate park, sports pitch and changing rooms to be delivered on site • Layout, orientation and design of site to demonstrate that optimum noise mitigation has been achieved • Travel Plan/public transport contributions • Satisfactorily address the potential for contaminated land on site. • Include a display board highlighting the site's historic use as part of the Royal Ordnance Factory within the proposed open space. • Strengthen hedge line to the north of site 168, ensuring a strong and enduring Green Belt boundary; strong boundary to the west to be provided through planting which will form a landscape buffer between the site and ROF Featherstone to the west.
Safeguarded Land at site 397	<p>Requirements:</p> <ul style="list-style-type: none"> • 1.6ha to be removed from the Green Belt remaining outside development boundary until Local Plan review to consider development potential. • To be delivered in accordance with ROF Masterplan • Will assist allocated site 168 to connect to the village • Pedestrian access to connect to existing pavement network • Strong boundary to the west to be provided through planting which will form a landscape buffer between the site and ROF Featherstone to the west. • Connectivity to existing open space including contribution of remaining site to ROF strategic landscape buffer, SUDs and new open space to be delivered onsite • Vehicular access off East Road/Brookhouse Lane and links into, and through, site 168 • Maintain landscape buffer and noise mitigation to the west. • Flood Risk Assessment to inform development in the plan review and to include modelling of the extent of the Brook to ensure built development takes place

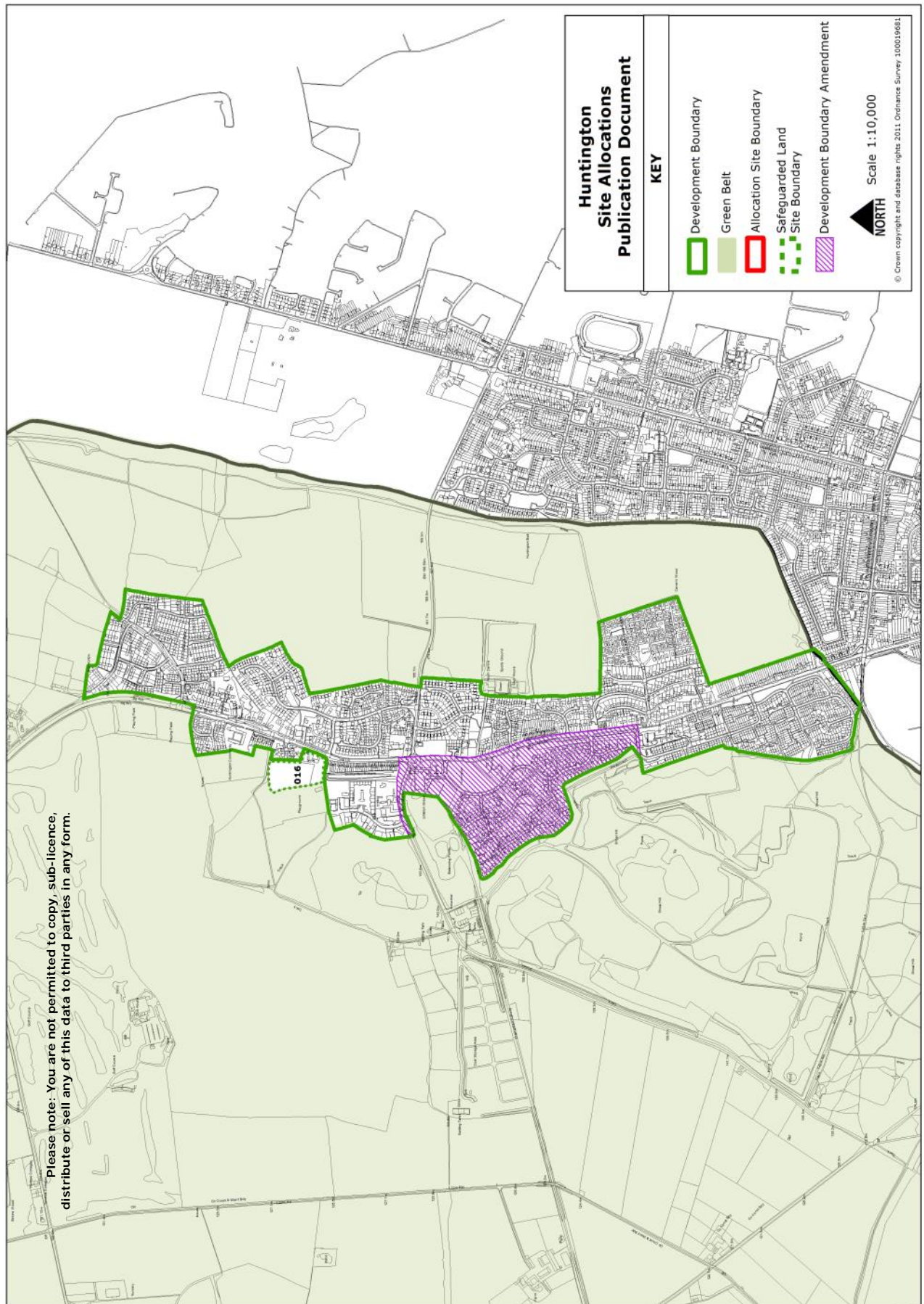
	<p>outside of Flood Zones 2 and 3. This should be carried out with the involvement of the Lead Local Flood Authority.</p> <ul style="list-style-type: none"> • Layout, orientation and design of site to link to 168 and demonstrate that optimum noise mitigation has been achieved • Travel Plan/public transport contributions
Background	<p>Allocation site is approximately 0.8km from Whitgreave Primary School and around 1km away from village shops on The Avenue. The allocated site is a smaller parcel of a larger site considered in the 'Issues and Options' consultations 2014.</p>

Gospel End and Baggeridge

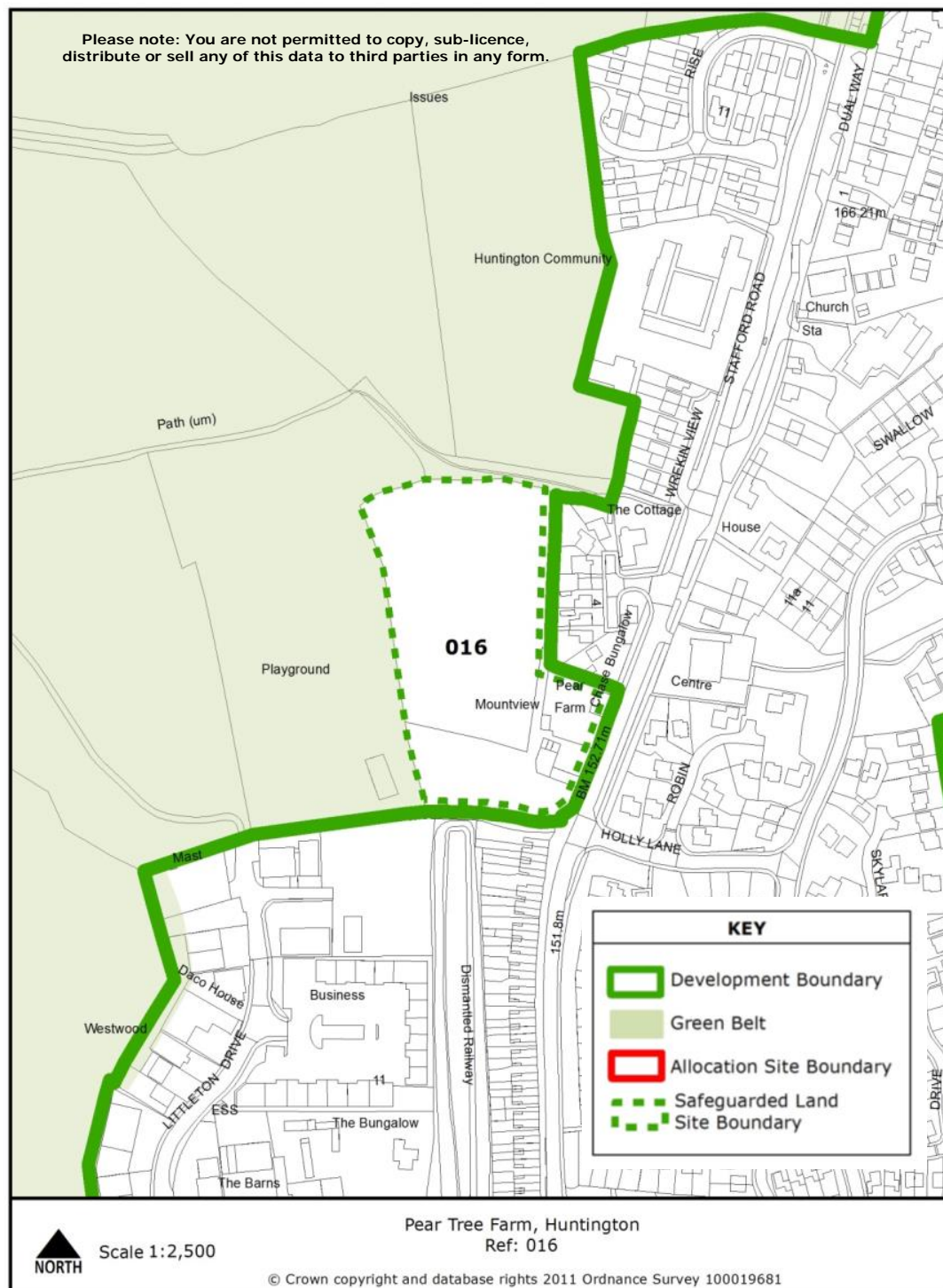


Current land designation	Brownfield in Green Belt
Reason(s) for changes to the Development Boundary and Green Belt	<p>Summary of reasons:</p> <ul style="list-style-type: none"> To recognise the redevelopment of the former Baggeridge Brickworks, Gospel End; which has resulted in the purposes of keeping that land within the Green Belt no longer appropriate.
Background	Formerly Baggeridge Brickworks, the site was identified as a Major Developed Site (MDS) in the Green Belt in the 1996 Local Plan. Development allowed on appeal for 180 dwellings in December 2012. Site is anticipated to be completed in 2017/18.

Huntington



Site Reference:	016	Village:	Huntington
Locality:	1	Address:	Land at Pear Tree Farm, Huntington
Allocation:	0	Proposed Use:	Safeguarded
Allocation Area (Hectares):	0ha	Safeguarded Land Area (Hectares):	1.6ha

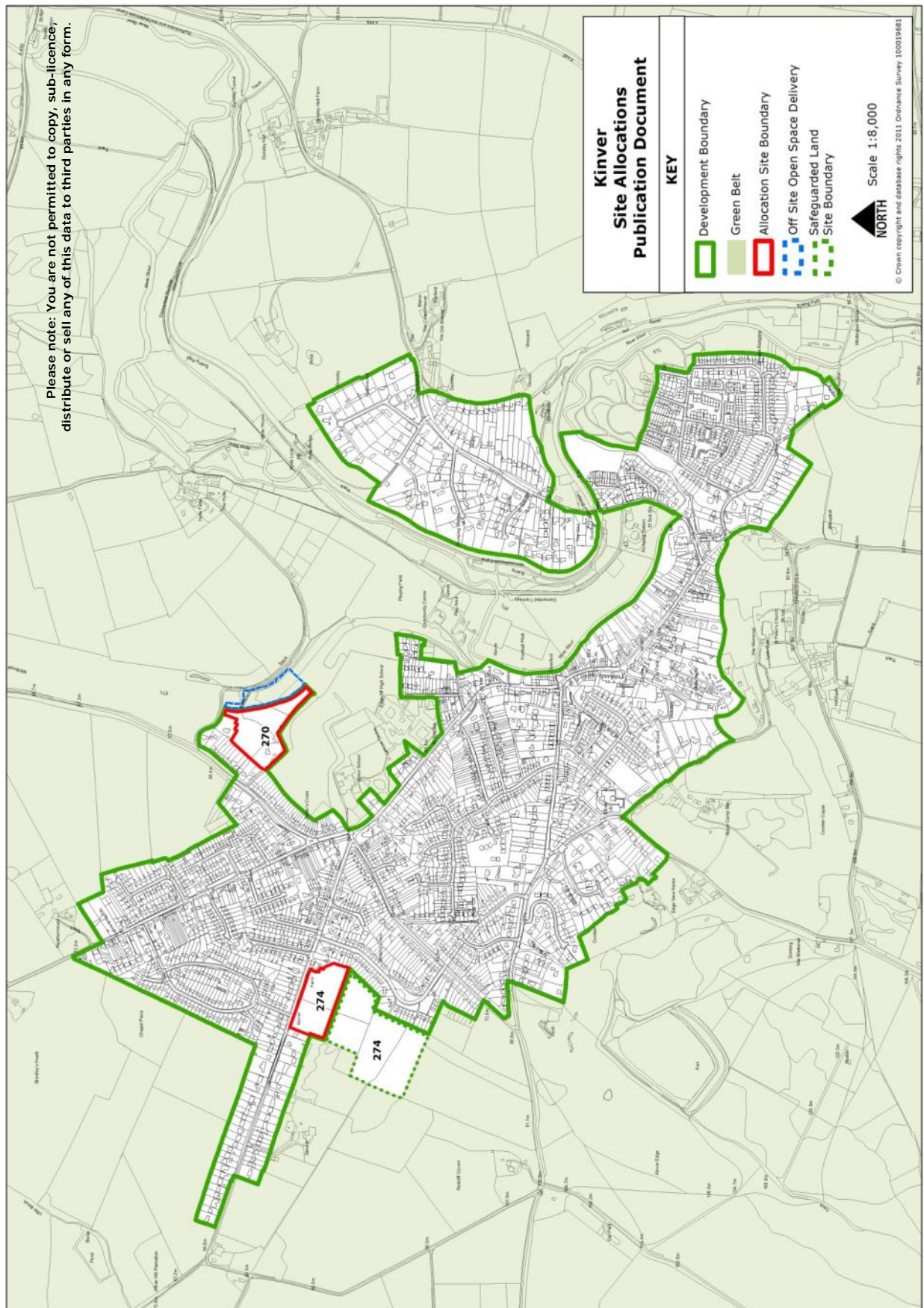


Current land designation	Greenfield, Green Belt
Reason(s) for site 016 being identified as Safeguarded Land	<p>Summary of reasons:</p> <ul style="list-style-type: none"> • Scored the best overall in the site assessment process • See separate Site Assessment and Discounted Site Paper for full justification • Provide all of the safeguarded land requirement for Huntington • Good access off Stafford Road, both vehicular and pedestrian • Made a lesser contribution to the Green Belt compared to other sites in Huntington • No major flooding (inc surface water) issues identified. • Lesser impact on the landscape character including Cannock Chase Area of Outstanding Natural Beauty (AONB). • Links to, and additional, community benefit opportunities • Good access to amenities
Safeguarded Land at site 016	<p>Requirements:</p> <ul style="list-style-type: none"> • 1.6ha to be removed from the Green Belt remaining outside development boundary until Local Plan review to consider development potential. • Vehicular access off Stafford Road • Travel Plan/public transport contributions • Retain tree and hedgerow boundaries surrounding site where possible • Provide strong hedge line boundary along the north and western eastern edges of Site 016, retaining existing hedge lines and/or tree belts where possible, to ensure a strong and enduring Green Belt boundary.
Background	The site is approximately 0.4km from the nearest shops and approximately 0.3km from the school. The site is well connected to the village.

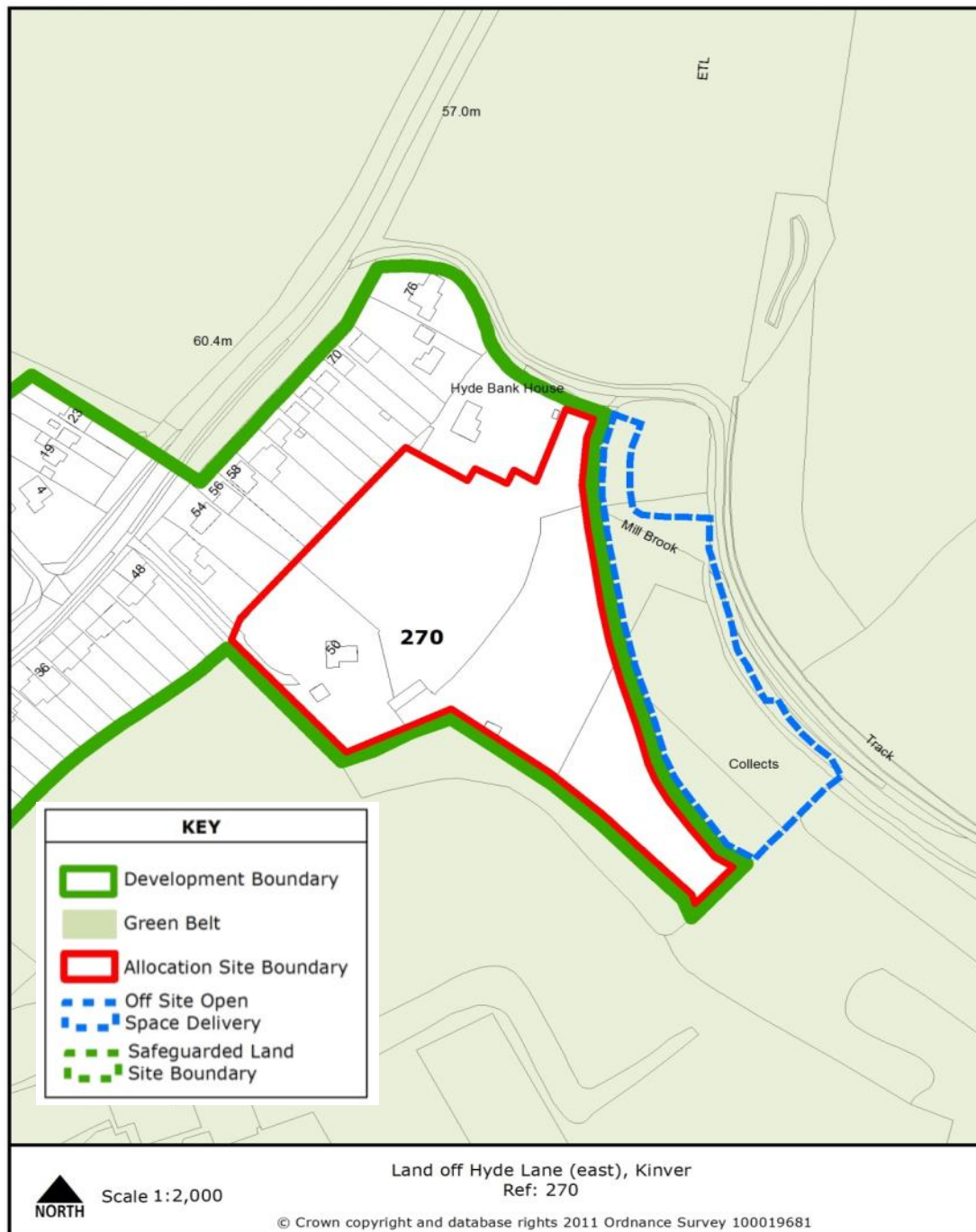
Former Littleton Colliery, Huntington (purple hatching on map)

Current land designation	Brownfield in Green Belt
Reason(s) for changes to the Development Boundary and Green Belt	<p>Summary of reasons:</p> <ul style="list-style-type: none"> • To recognise built development that has already taken place at the former Littleton Colliery, Huntington; which has resulted in the purposes of keeping that land within the Green Belt no longer appropriate.
Background	The site was granted permission for redevelopment in 2003 following the closure of the colliery. The scheme was for a comprehensive development including housing, community centre, primary school, a village green, and recreational areas. The redevelopment of the site was supported by residents through the Huntington Parish Plan.

Kinver

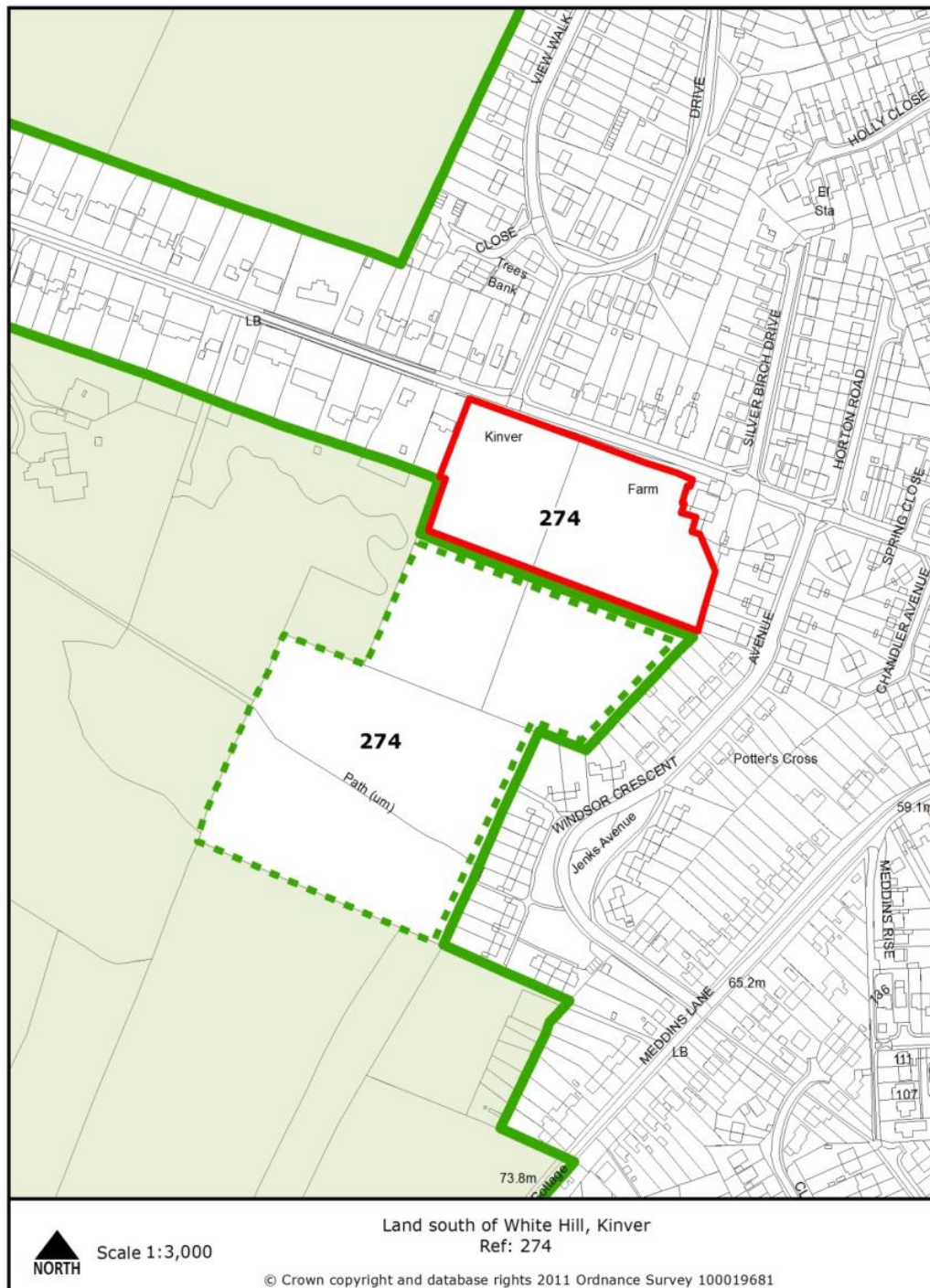


Site Reference:	270	Village:	Kinver
Locality:	5	Address:	Land off Hyde Lane (east), Kinver
Allocation:	30	Proposed Use:	Housing
Allocation Area (Hectares):	1.8ha	Safeguarded Land Area (Hectares):	N/A



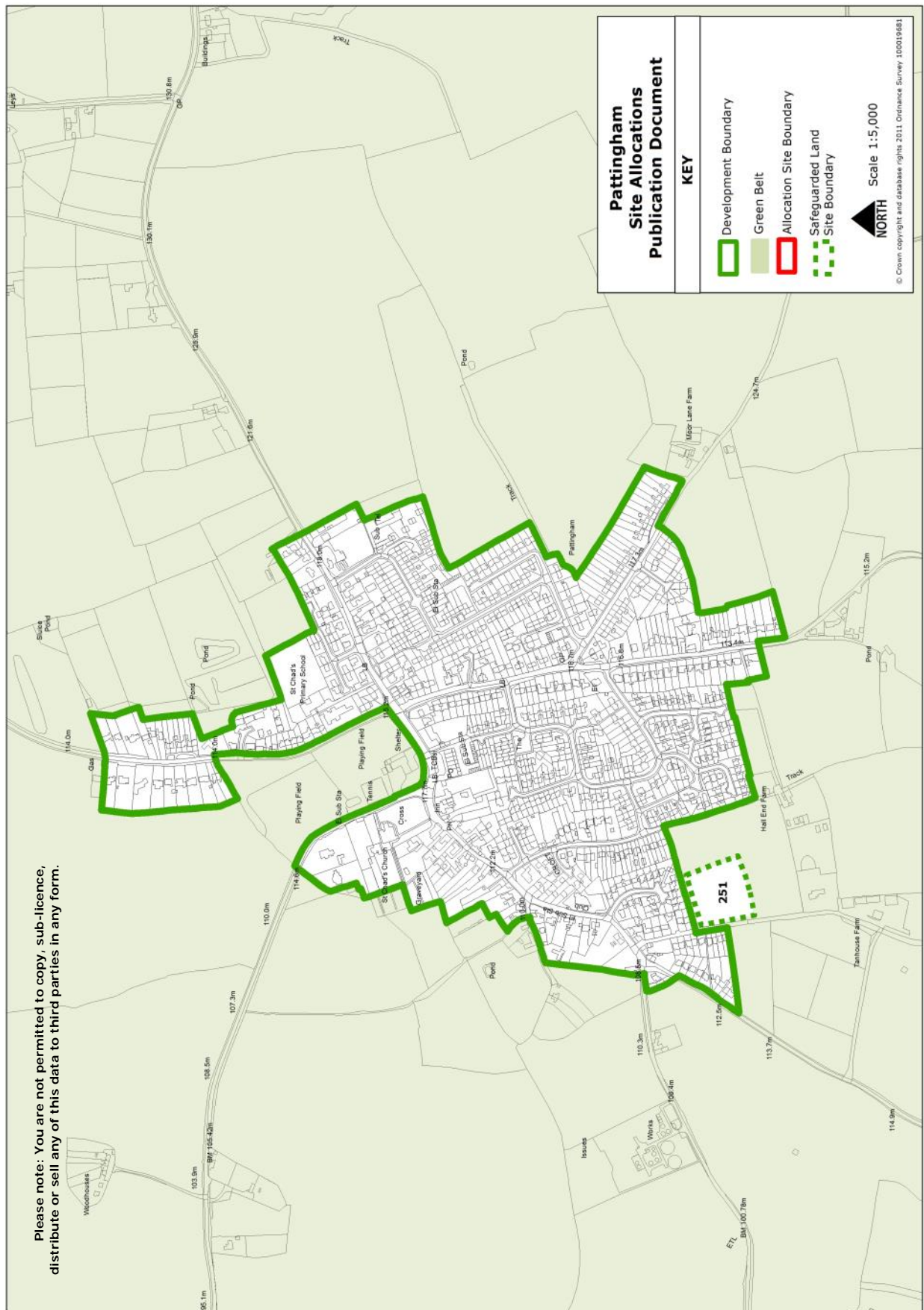
Current land designation	Greenfield, Green Belt
Reason(s) for site 270 being identified as a Site Allocation	<p>Summary of reasons:</p> <ul style="list-style-type: none"> • Scored the best overall in the site assessment process • See separate Site Assessment and Discounted Site Paper for full justification • Provide part of the Core Strategy housing allocation for Kinver (one of two sites). • Good access off Hyde Lane (access created through demolition of 54 Hyde Lane, both vehicular and pedestrian) • Smaller site than previously considered has no major flooding (inc surface water) issues. • Made a lesser contribution to the Green Belt compared to other sites in Kinver • Lesser impact on landscape character than a number of other sites in Kinver • Good access to amenities
Planning requirements of site 270	<p>Requirements:</p> <ul style="list-style-type: none"> • 1.8ha to be removed from the Green Belt • Vehicular access off Hyde Lane • Pedestrian access to connect to existing pavement network from Hyde Lane • Strong landscape boundaries to be maintained • Connectivity to existing open space and new open space to be delivered onsite • Smaller site now outside flood plain – Flood Risk Assessment to influence development and built development to avoid flood zones 2 and 3 • Travel Plan/public transport contributions • Transport assessments to accompany planning applications should assess the operation of the Potters Cross Junction and consider how journeys are made to the adjacent schools, including parent parking and pick-up/drop-off. Measures to promote access to education by sustainable modes should be considered in any mitigation package. • Include interpretation panel within the proposed open space explaining the history of the mill and meadows.
Safeguarded Land	<ul style="list-style-type: none"> • N/A
Background	<p>Allocation site is approximately 1.5km away from Kinver High Street and around 0.8km away from Edgecliff High School. The allocation site is a smaller parcel of a larger site considered in the 'Issues and Options' and Preferred Options consultations 2014 due to removal of land within flood zones 2 and 3 and subsequently to reflect natural and defensible boundaries.</p>

Site Reference:	274	Village:	Kinver
Locality:	5	Address:	Land south of White Hill, Kinver
Allocation:	30	Proposed Use:	Housing/Safeguarded
Allocation Area (Hectares):	1.6ha	Safeguarded Land Area (Hectares):	3.9ha

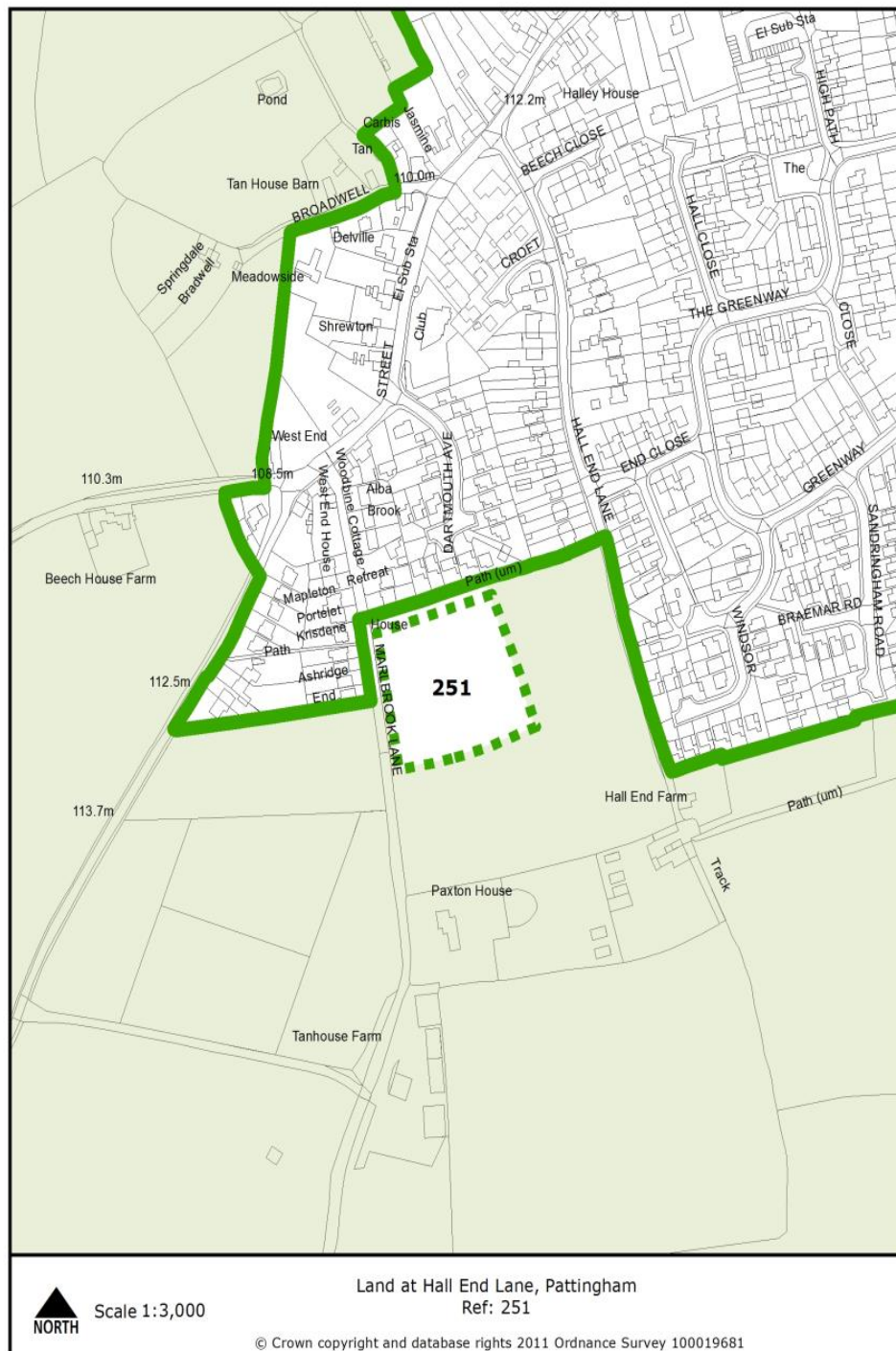


Current land designation	Greenfield, Green Belt
Reason(s) for site 274 being identified as a Site Allocation	<p>Summary of reasons:</p> <ul style="list-style-type: none"> • Scored the second best overall in the site assessment process • See separate Site Assessment and Discounted Site Paper for full justification • Provide part of the Core Strategy housing allocation for Kinver (one of two sites). • Good access off White Hill both vehicular and pedestrian • No major flooding (inc surface water) issues identified. • Made a lesser contribution to the Green Belt compared to other sites in Kinver • Good access to amenities <p>Links to, and additional, community benefit opportunities</p>
Planning requirements of site 274	<p>Requirements:</p> <ul style="list-style-type: none"> • 1.6ha to be removed from the Green Belt • Larger than residual allocation requirement to reflect strong natural boundaries • Vehicular access off White Hill • Pedestrian access to connect to existing pavement network from White Hill • Connectivity to existing open space and new open space to be delivered onsite • Travel Plan/public transport contributions • Transport assessments to accompany planning applications should assess the operation of the Potters Cross Junction and consider how journeys are made to the adjacent schools, including parent parking and pick-up/drop-off. Measures to promote access to education by sustainable modes should be considered in any mitigation package. • Site design and layout should maintain views of Kinver Edge and the Holy Austin Rock from the northeast corner of the site, adjacent to White Hill.
Safeguarded Land at site 274	<p>Requirements:</p> <ul style="list-style-type: none"> • 3.9ha to be removed from the Green Belt remaining outside development boundary until Local Plan review to consider development potential. • Vehicular access off White Hill • Maintain Public Right of Way on south boundary • Transport assessments to accompany planning applications should assess the operation of the Potters Cross Junction and consider how journeys are made to the adjacent schools, including parent parking and pick-up/drop-off. Measures to promote access to education by sustainable modes should be considered in any mitigation package. • Site design and layout should maintain views of Kinver Edge and the Holy Austin Rock from the northeast corner of the site, adjacent to White Hill. • Form a defensible and enduring Green Belt boundary to the south and west of the safeguarded land part of site 274; utilising the existing woodland as well as providing additional hedge planting where required
Background	Allocation site is located to the south of White Hill with the northern edge of the site running directly adjacent to the road. The site is approximately 0.9km away from Edgecliff High School and around 1.5km away from Kinver High Street.

Pattingham

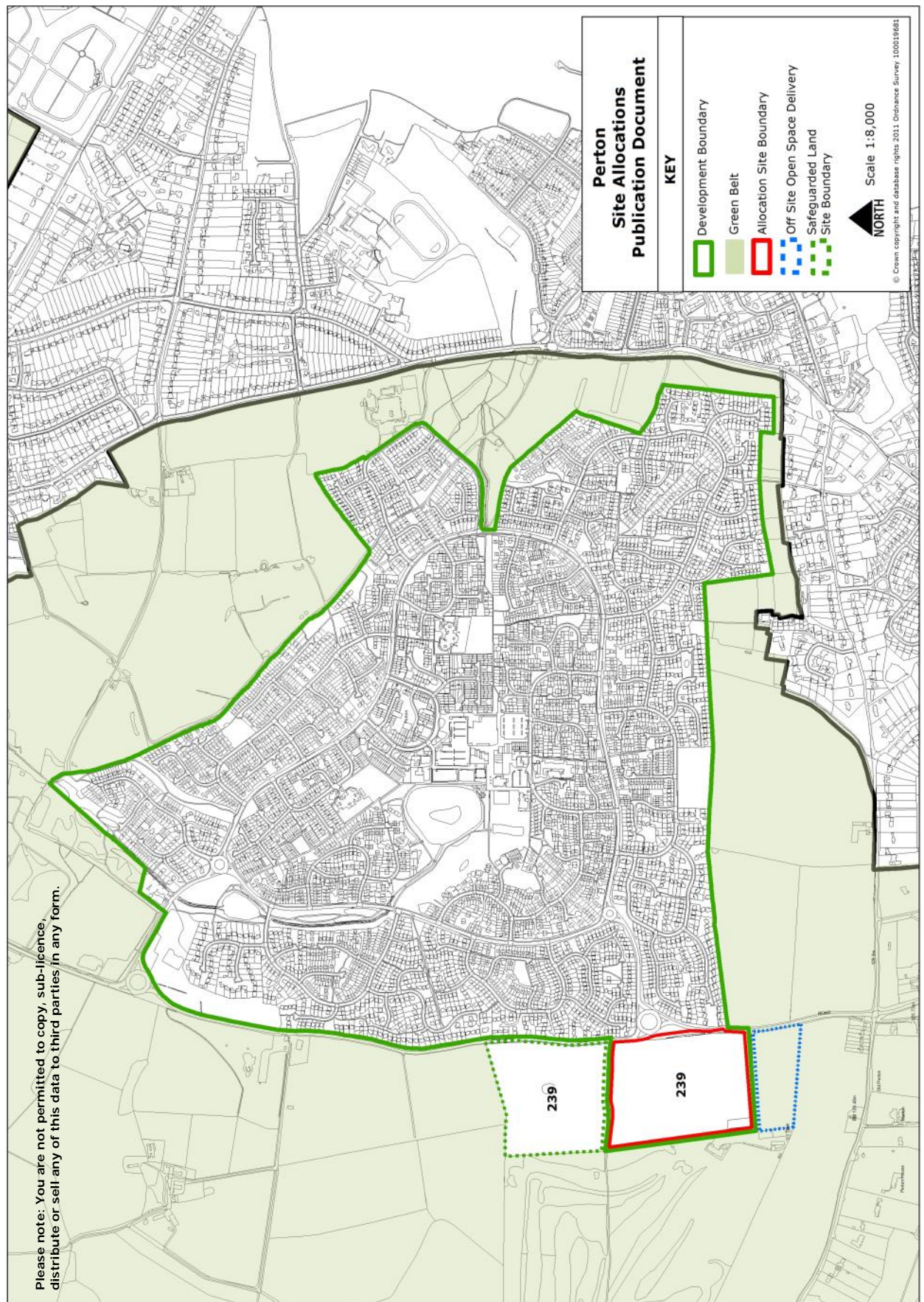


Site Reference:	251	Village:	Pattingham
Locality:	4	Address:	Land at Hall End Lane, Pattingham
Allocation:	0	Proposed Use:	Safeguarded
Allocation Area (Hectares):	0ha	Safeguarded Land Area (Hectares):	0.8ha

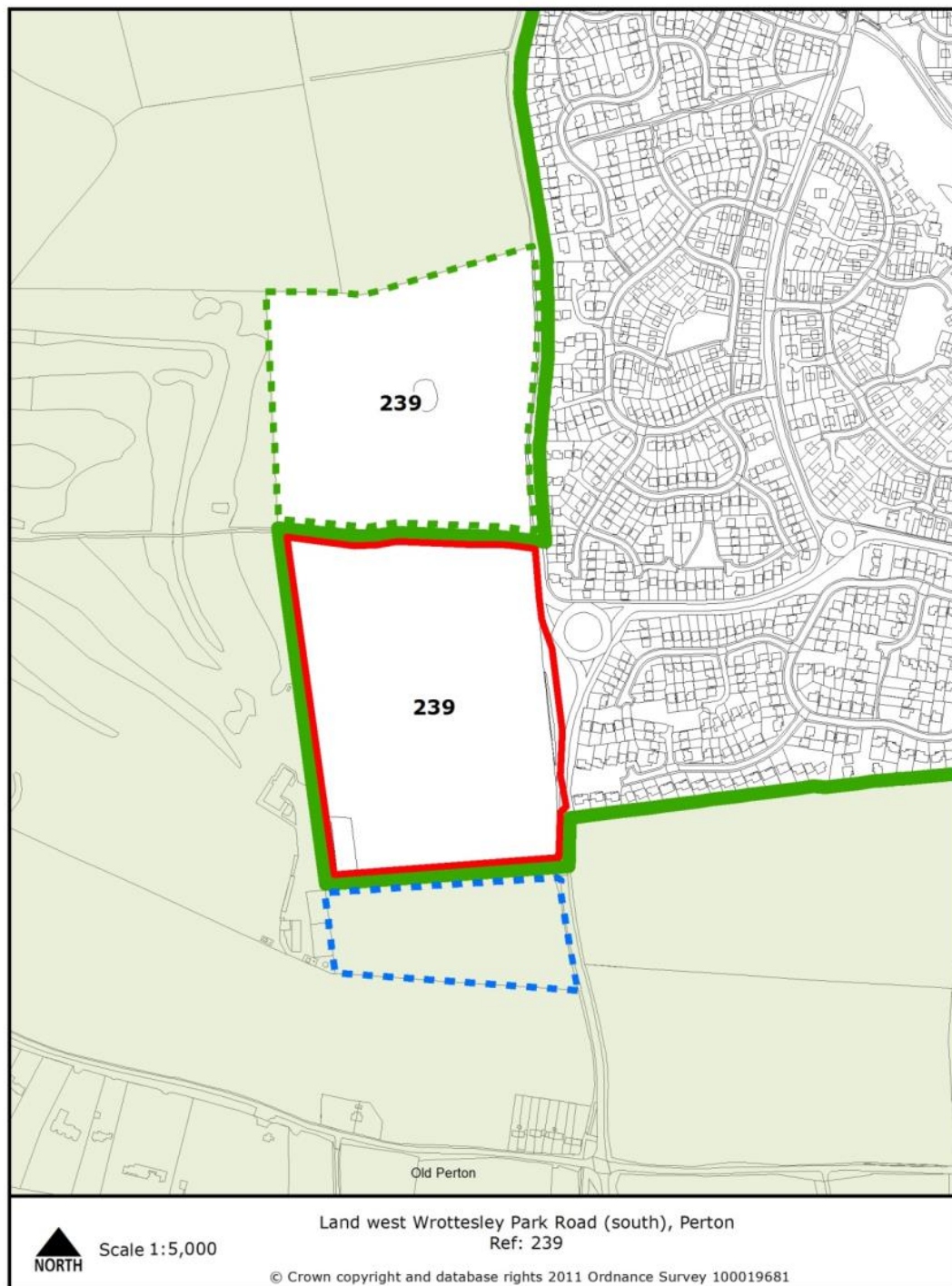


Current land designation	Greenfield, Green Belt
Reason(s) for site 251 being identified as Safeguarded Land	<p>Summary of reasons:</p> <ul style="list-style-type: none"> • Scored the best overall in the site assessment process • See separate Site Assessment and Discounted Site Paper for full justification • Provide all of the safeguarded land requirement for Pattingham • No major flooding (inc surface water) issues identified. • Lesser impact on the landscape character than a number of other sites in Pattingham • On reassessment, made the least contribution to the purposes of Green Belt in Pattingham • Links to, and additional, community benefit opportunities • Good access to amenities
Safeguarded Land at site 251	<p>Requirements:</p> <ul style="list-style-type: none"> • 0.8ha to be removed from the Green Belt remaining outside development boundary until Local Plan review to consider development potential. • Vehicular access off Hall End Lane and through existing development • Retain mature hedgerow which lines western edge of the site where possible. • Retain views and vistas from the development site to the Grade II* listed church. • Provide strong hedge line boundary to the south of Site 251, ensuring a strong and enduring Green Belt boundary.
Background	<p>The site is located to the south of the village adjacent to a recently developed Rural Exceptions Affordable Housing scheme. The site would be accessed via Hall End Lane and/or Marlbrook Lane and is approximately 0.8km away from Pattingham village and around 1km away from St Chad's Primary School. A larger site was considered in the 'Issues and Options' consultations 2014 and discounted for Preferred Options. However a reassessment of the Green Belt Review was carried out which demonstrated that in this location the contribution to the purposes of Green Belt was the lowest in the village. Site now considered suitable for safeguarded land.</p>

Perton

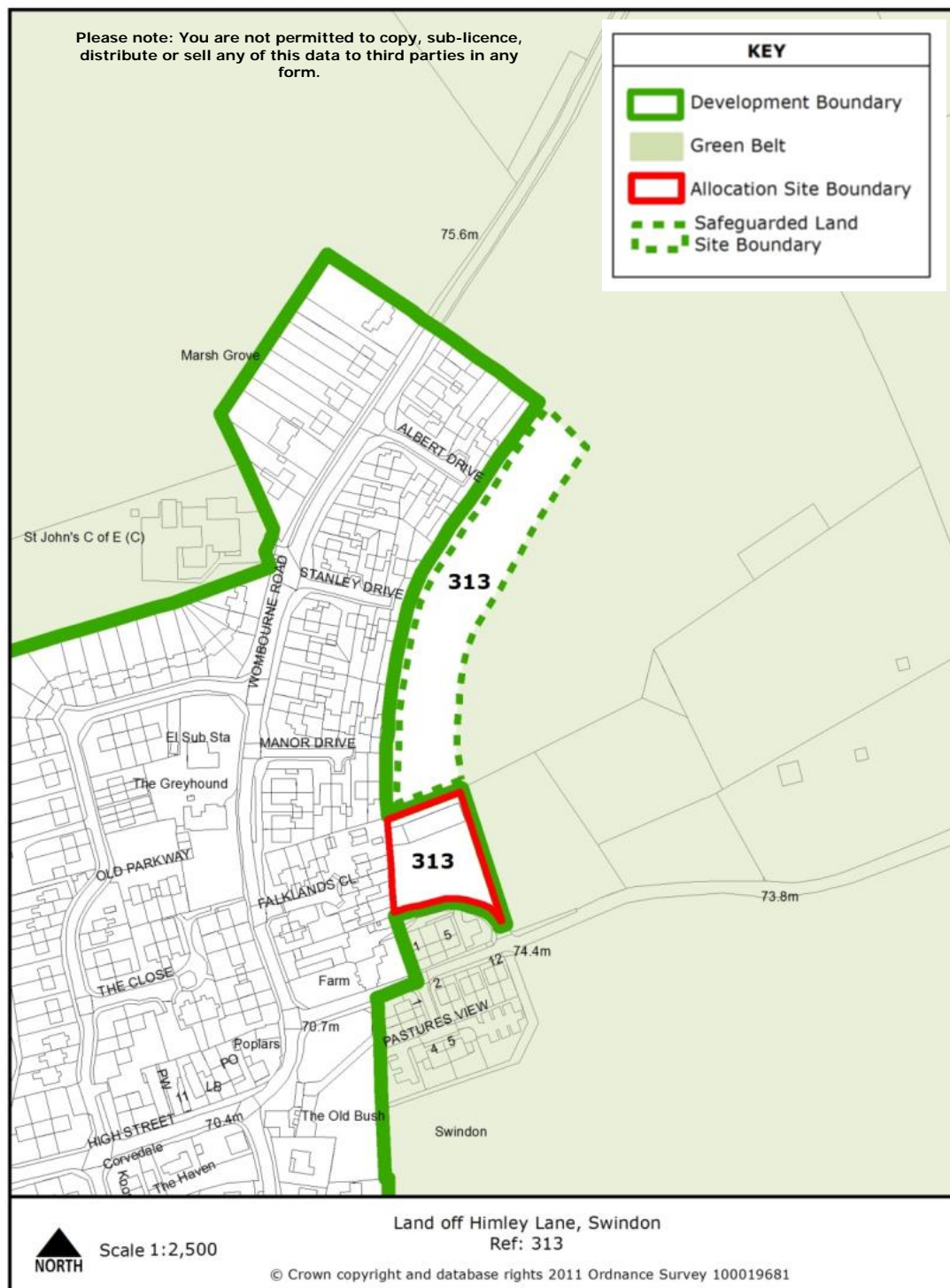


Site Reference:	239	Village:	Perton
Locality:	4	Address:	Land west of Wrottesley Park Road, Perton (south)
Allocation:	163	Proposed Use:	Housing/Safeguarded
Allocation Area (Hectares):	9.1ha	Safeguarded Land Area (Hectares):	7.5ha



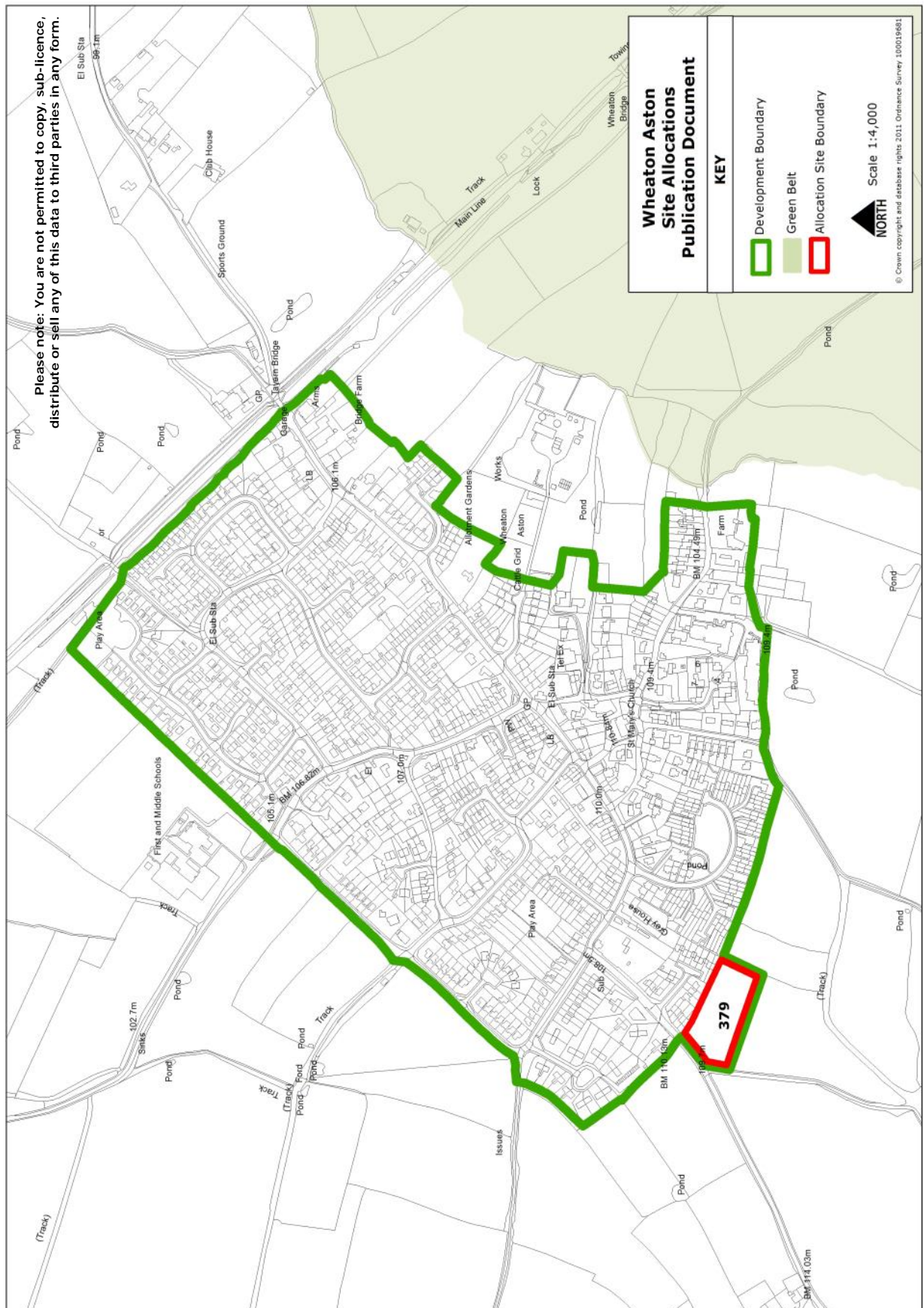
Current land designation	Greenfield, Green Belt
Reason(s) for site 239 being identified as a Site Allocation	<p>Summary of reasons:</p> <ul style="list-style-type: none"> • Scored the best overall in the site assessment process • See separate Site Assessment and Discounted Site Paper for full justification • Provide all of the Core Strategy housing allocation for Perton. • Good access off southern roundabout on Wrottesley Park Road, both vehicular and pedestrian • No major flooding (inc surface water) issues identified. • Made a lesser contribution to the Green Belt compared to other sites in Perton • Lesser impact on landscape character than all other sites in Perton • Stronger boundaries to the site (development boundaries and golf club) • Links to, and additional community benefit opportunities • Good access to amenities
Planning requirements of site 239	<p>Requirements:</p> <ul style="list-style-type: none"> • 9.1ha to be removed from the Green Belt • Vehicular access off southern roundabout on Wrottesley Park Road • Pedestrian access to connect to existing pavement network from the roundabout on Wrottesley Park Road • Connectivity to existing open space and new open space to be delivered onsite and to the south of the site in the Green Belt • Allotments to be delivered to the south of the allocated site, as part of the Open Space. • Travel Plan/public transport contributions • Development will be required to carry out an impact assessment of the proposed development on the operation of the A41 Holyhead Road/Heath House Lane/Wrottesley Park Road signal junction. If the impact assessment indicates a severe impact, to provide an appropriate scheme of mitigation at the A41 Holyhead Road/ Heath House Lane/ Wrottesley Park Road Signal Junction to be agreed with Staffordshire County Council. • Provide strong hedge/tree line boundary along the southern and western edges of the allocation part of Site 239, retaining existing hedge lines and/or tree belts where possible, to ensure a strong and enduring Green Belt boundary.
Safeguarded Land at site 239	<p>Requirements:</p> <ul style="list-style-type: none"> • 7.5ha to be removed from the Green Belt remaining outside development boundary until Local Plan review to consider development potential. • Vehicular access off Wrottesley Park Road • Development will be required to carry out an impact assessment of the proposed development on the operation of the A41 Holyhead Road/Heath House Lane/Wrottesley Park Road signal junction. If the impact assessment indicates a severe impact, to provide an appropriate scheme of mitigation at the A41 Holyhead Road/ Heath House Lane/ Wrottesley Park Road Signal Junction to be agreed with Staffordshire County Council. • Provide strong hedge/tree line boundary along the northern and western edges of the safeguarded land part Site 239, retaining existing hedge lines and/or tree belts where possible, to ensure a strong and enduring Green Belt boundary.
Background	Allocated site is approximately 1.2km to the village centre and around 2.2km away from Perton Middle School. Site is also adjacent to Perton Golf Club.

Site Reference:	313	Village:	Swindon
Locality:	5	Address:	Land off Himley Lane, Swindon (north)
Allocation:	10	Proposed Use:	Housing/Safeguarded
Allocation Area (Hectares):	0.3ha	Safeguarded Land Area (Hectares):	0.8ha

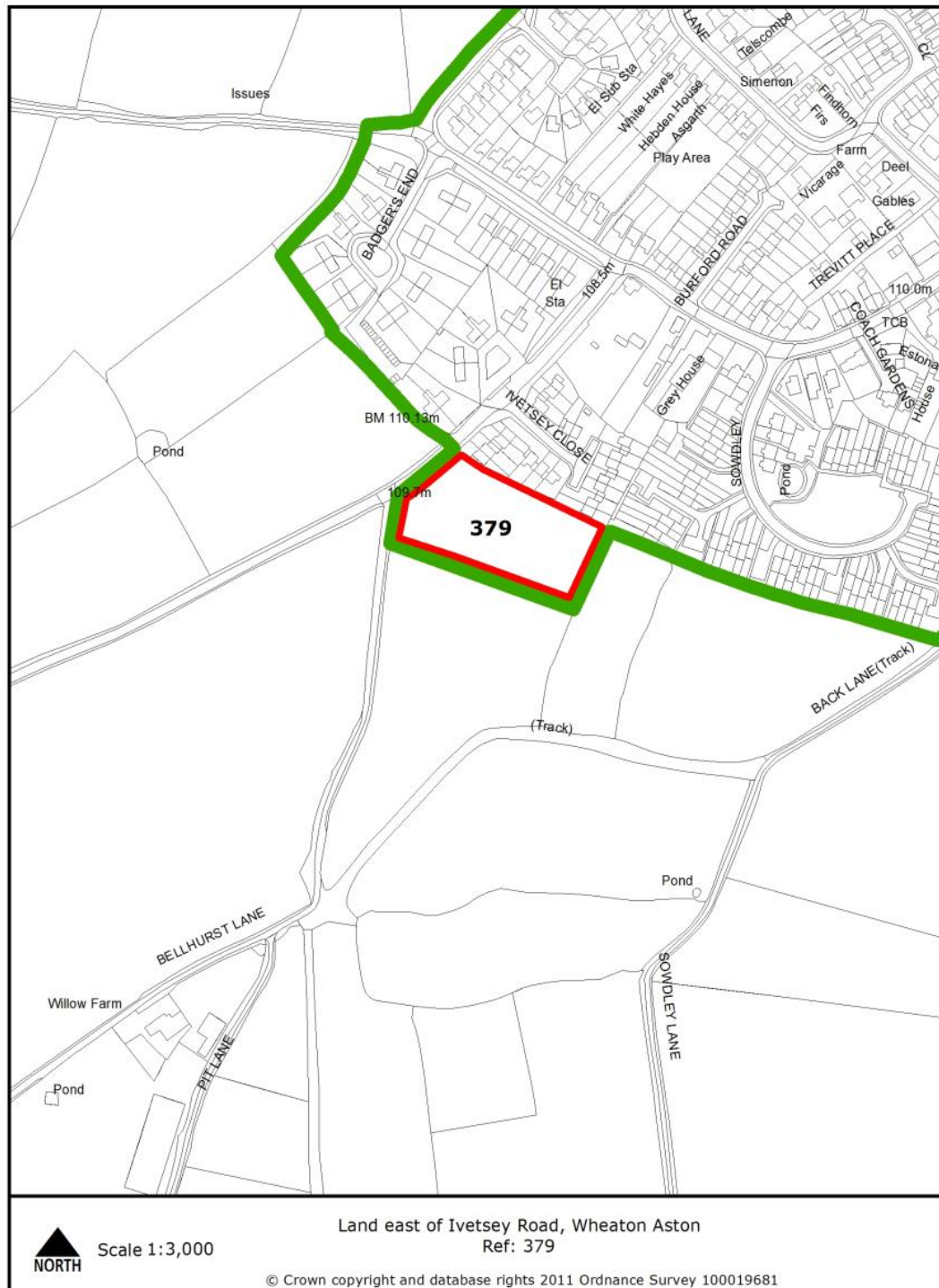


Current land designation	Greenfield, Green Belt
Reason(s) for site 313 being identified as a Site Allocation	<p>Summary of reasons:</p> <ul style="list-style-type: none"> • Scored the best overall in the site assessment process • See separate Site Assessment and Discounted Site Paper for full justification • Had been previously discounted due to unknown availability, however subsequently resolved • Provide all of the housing allocation for Swindon. • Good access off Himley Lane both vehicular and pedestrian • Made a lesser contribution to the Green Belt compared to other sites in Swindon • Lesser impact on landscape character than a number of other sites • No major flooding (inc surface water) issues identified. • Links to, and additional, community benefit opportunities • Good access to amenities
Planning requirements site 313	<p>Requirements:</p> <ul style="list-style-type: none"> • 0.3ha to be removed from the Green Belt • Vehicular access off Himley Lane • Pedestrian access to be created to connect to existing pavement network from Himley Lane • Provide strong hedge line boundary along the eastern edge of the allocation part of Site 313, ensuring a strong and enduring Green Belt boundary. • Connectivity to existing open space and new open space to be delivered onsite • Design of any future development to be sympathetic to Grade II listed Manor Farm and other listed buildings in surrounding area.
Safeguarded Land at site 313	<p>Requirements:</p> <ul style="list-style-type: none"> • 0.8ha to be removed from the Green Belt remaining outside development boundary until Local Plan review to consider development potential. • Provide strong hedge line boundary along the eastern and northern edge of the safeguarded land part of Site 313, ensuring a strong and enduring Green Belt boundary. • Design of any future development to be sympathetic to Grade II listed Manor Farm and other listed buildings in surrounding area. • Vehicular access off Himley Lane
Background	<p>The allocation site is located to the east of Swindon, north of where the recent Rural Exception Affordable Housing site was developed. The site would be accessed from Himley Lane and is approximately 0.4km away from the village shops and around 0.6km away from the community centre. The site was considered in the 'Issues and Options' consultations 2014 and discounted for Preferred Options as the Council was informed that the site was unavailable. However, since this time availability issues have been resolved. Site now considered suitable for allocation and safeguarded land.</p>

Wheaton Aston

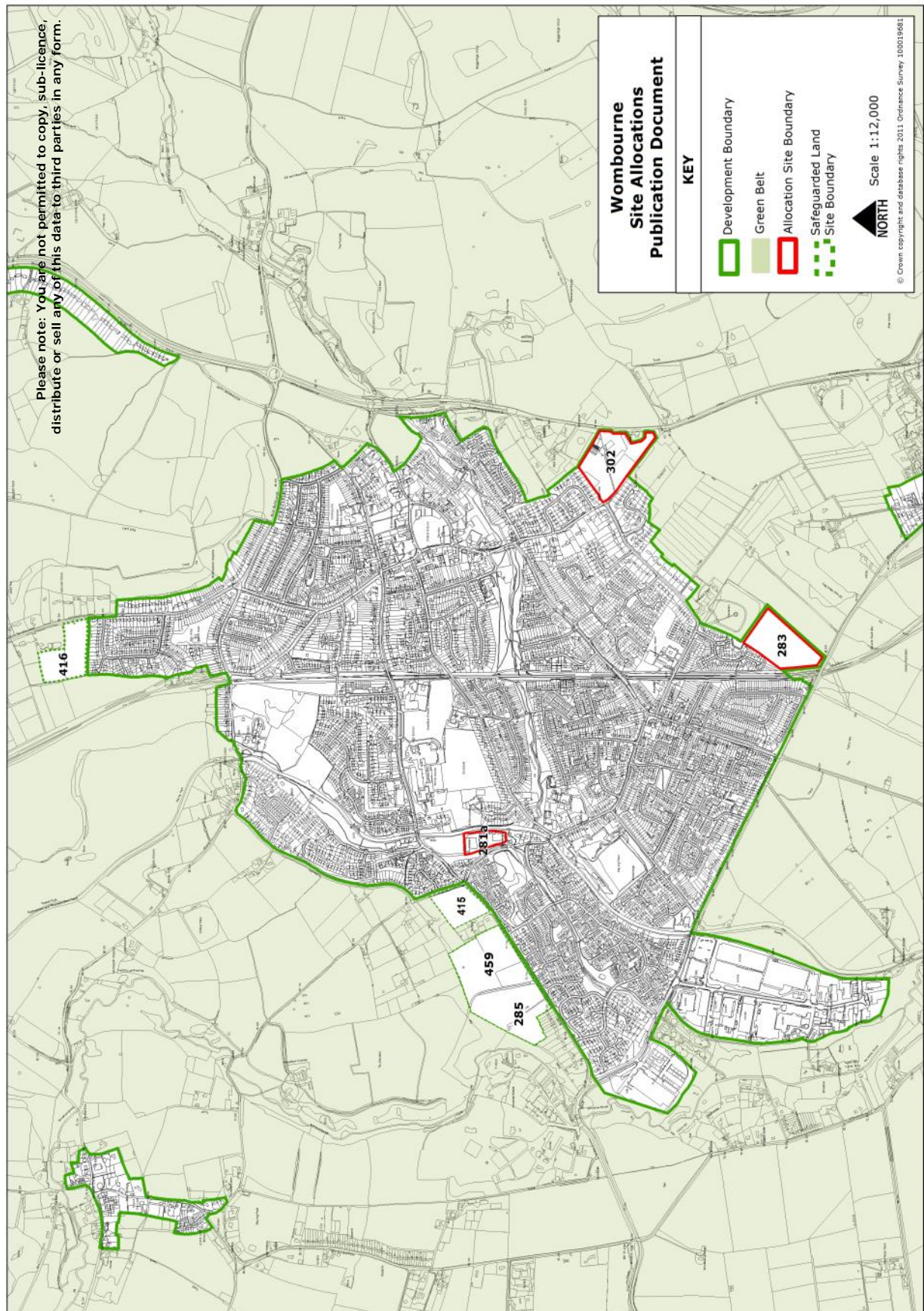


Site Reference:	379	Village:	Wheaton Aston
Locality:	2	Address:	Land East of Ivetsey Road, Wheaton Aston
Allocation:	15	Proposed Use:	Housing
Allocation Area (Hectares):	0.8ha	Safeguarded Land Area (Hectares):	N/A – Open Countryside

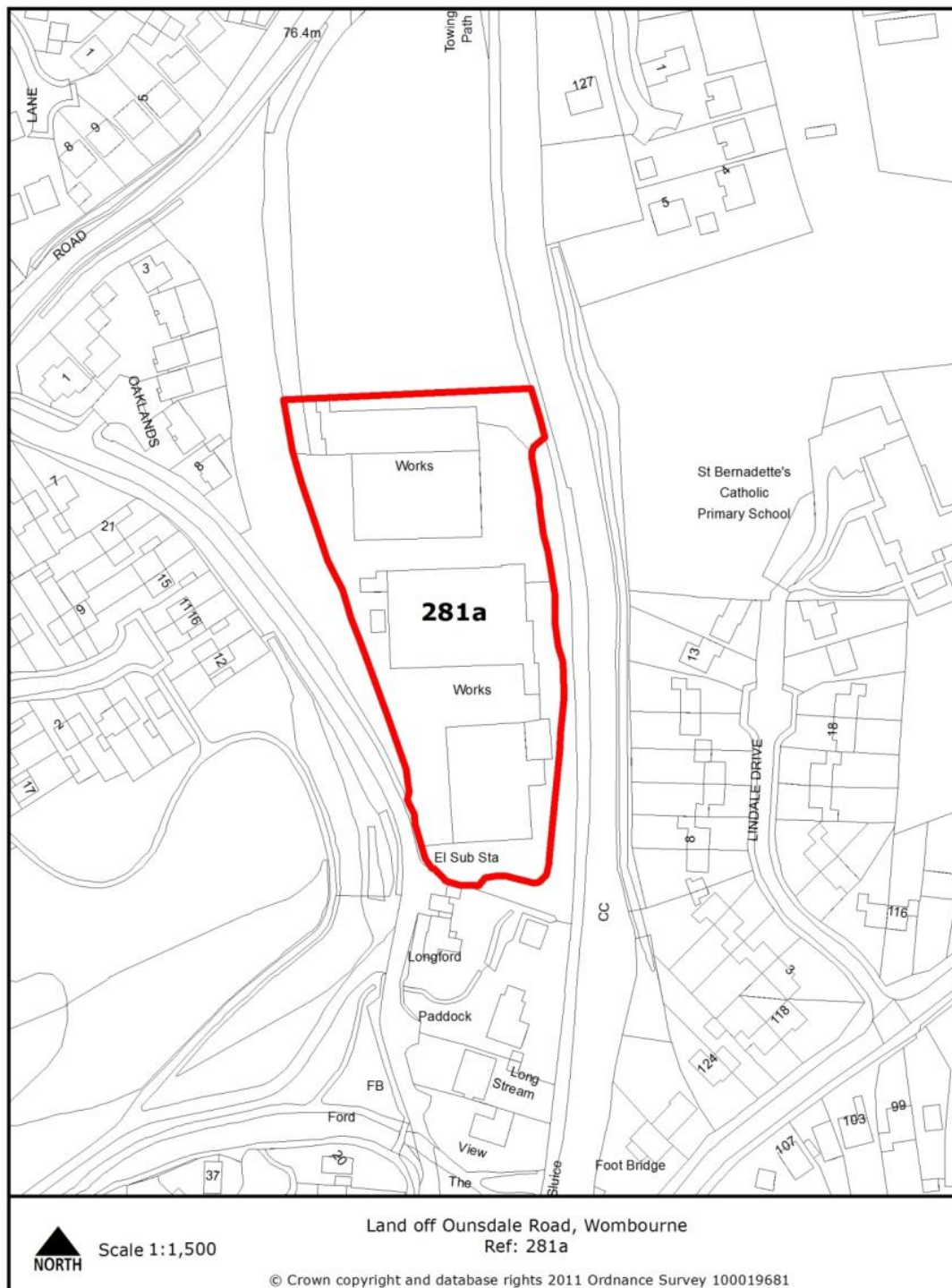


Current land designation	Greenfield, Open Countryside
Reason(s) for site 379 being identified as a Site Allocation	<p>Summary of reasons:</p> <ul style="list-style-type: none"> • Scored the best overall in the site assessment process • See separate Site Assessment and Discounted Site Paper for full justification • Provide all of the Core Strategy housing allocation for Wheaton Aston • Good access off Ivetsey Road, both vehicular and pedestrian • No major flooding (inc surface water) issues identified. • Links to, and additional, community benefit opportunities • Lesser impact on landscape character than a number of other sites in Wheaton Aston • Good access to amenities • Opportunities to deliver community benefit
Planning requirements of site 379	<p>Requirements:</p> <ul style="list-style-type: none"> • 0.8ha to be removed from the Open Countryside • Vehicular access off Ivetsey Road • Pedestrian access to connect to existing pavement network from Ivetsey Road • Connectivity to existing open space and new open space to be delivered onsite • Preliminary Environmental Site Assessment will be required to determine if there is any contamination on site as history of a village tip in the local area prior to 1974 • Travel Plan/public transport contributions • Provide strong hedge line boundary along the eastern and southern edges of Site 379, retaining existing hedge/tree lines where possible, to ensure a strong and enduring Green Belt boundary. • Retain at least a proportion of the hedge boundaries on the site. • Access should utilise current field entrance along Ivetsey Road, thereby retaining existing hedgelines. • Satisfactorily address the potential for contaminated land on site.
Safeguarded Land	<ul style="list-style-type: none"> • N/A – Open Countryside
Background	Allocation site is located to the south of Wheaton Aston and is around 0.2km away from High Street, 0.4km from the Post Office and 0.8km from St Mary's School. The allocated site is a smaller parcel of a larger site in the 'Issues and Options' consultations 2014.

Wombourne

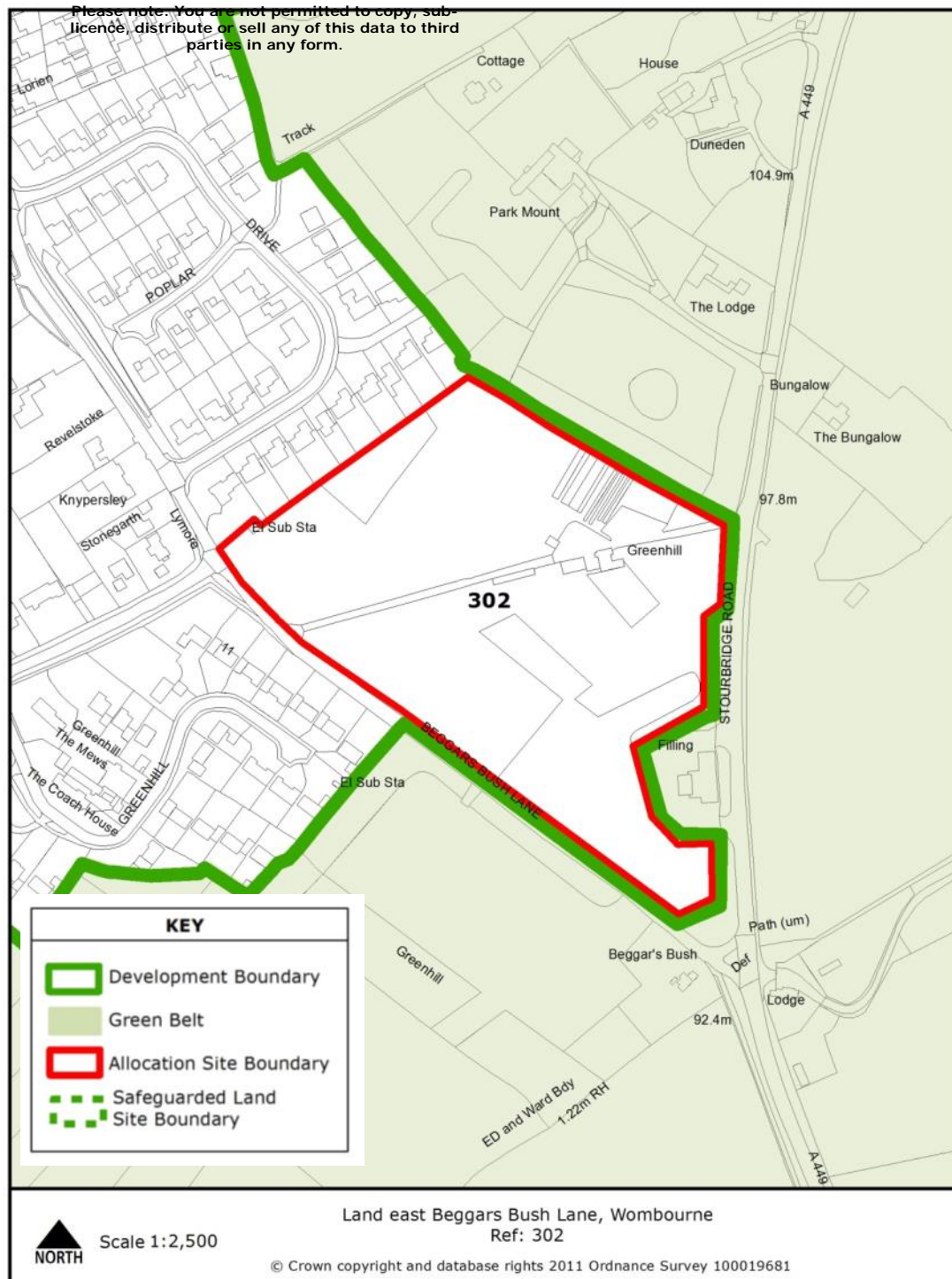


Site Reference:	281a	Village:	Wombourne
Locality:	5	Address:	Land off Ounsdale Road, Wombourne (south)
Allocation:	19	Proposed Use:	Housing
Allocation Area (Hectares):	1	Safeguarded Land Area (Hectares):	N/A



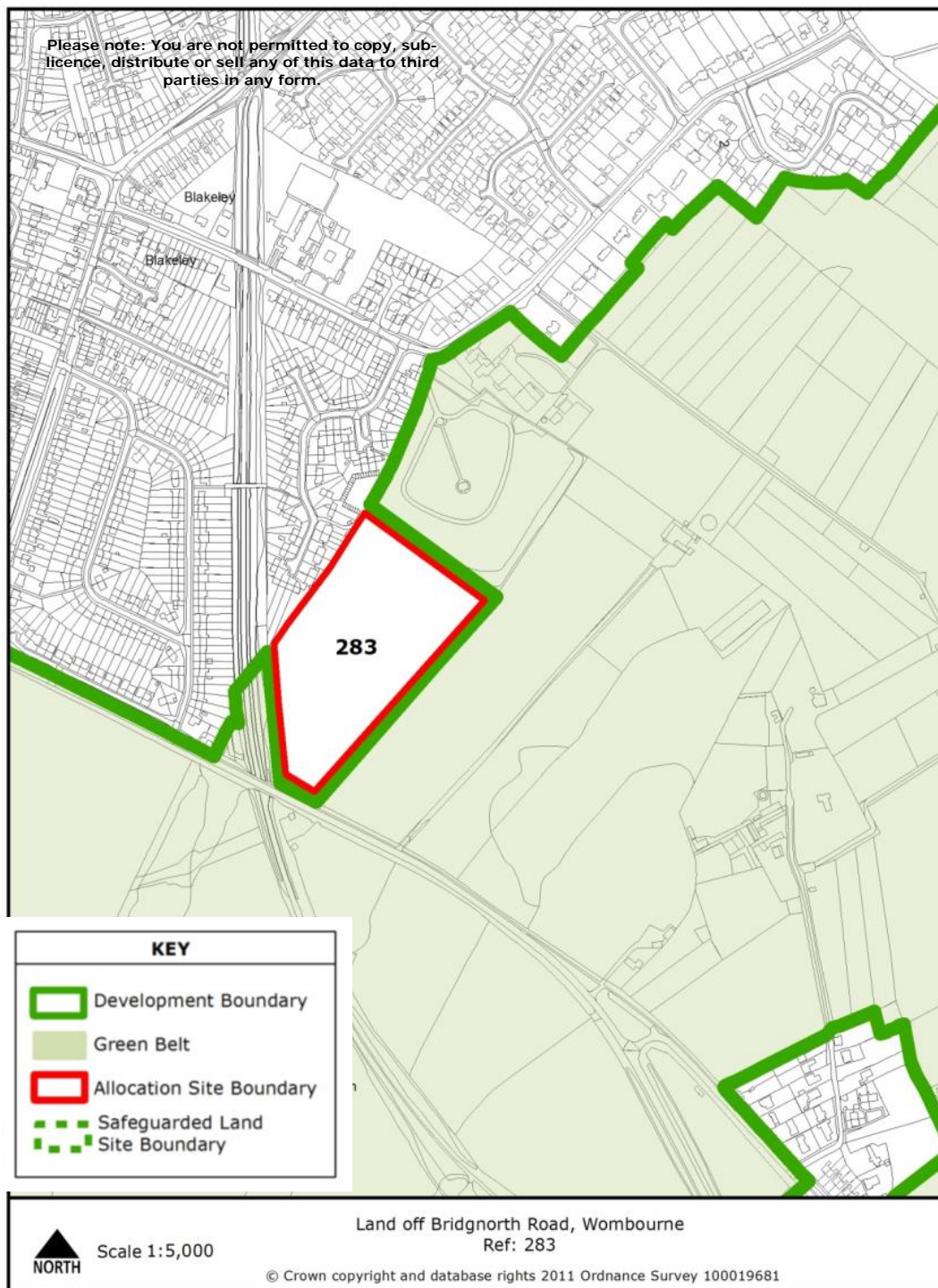
Current land designation	Brownfield within the Development Boundary
Reason(s) for site 281a being identified as a Site Allocation	<p>Summary of reasons:</p> <ul style="list-style-type: none"> • Scored the best overall in the site assessment process • See separate Site Assessment and Discounted Site Paper for full justification • brownfield in the development boundary – planning permission already granted for housing development in 2015 • Provide part of the Core Strategy housing allocation for Wombourne in a well contained site (one of three sites to be allocated in the village). • Good access off Giggetty Lane, both vehicular and pedestrian • Sustainable and central location • Good access to amenities
Planning requirements of site 281a	<p>Requirements:</p> <ul style="list-style-type: none"> • Vehicular access off Giggetty Lane • Pedestrian access to connect to existing pavement network • Regard to adjacent Canal Conservation Area • Connectivity to existing open space • Development to be delivered in accordance with appropriate flood amelioration scheme • Development to explore improvements to Warstones Brook through deculverting and renaturalising • Satisfactorily address the potential for contaminated land on site.
Safeguarded Land	<ul style="list-style-type: none"> • N/A
Background	<p>Planning permission granted in 2015 for 19 dwellings. The site is a former employment site which has been vacant for a number of years. The site is approximately 0.7km from Ounsdale High School and is 1.5km away from the village green.</p>

Site Reference:	302	Village:	Wombourne
Locality:	5	Address:	Land north of Beggars Bush Lane, Wombourne
Allocation:	80	Proposed Use:	Housing
Allocation Area (Hectares):	4.1ha	Safeguarded Land Area (Hectares):	N/A



Current land designation	Greenfield, Green Belt
Reason(s) for site 302 being identified as a Site Allocation	<p>Summary of reasons:</p> <ul style="list-style-type: none"> • Scored the second best overall in the site assessment process • See separate Site Assessment and Discounted Site Paper for full justification • Provide part of the Core Strategy housing allocation for Wombourne (one of three sites to be allocated in the village). • No major flooding (inc surface water) issues identified • Lesser impact on landscape character than a number of other sites in Wombourne • Made a lesser contribution to the Green Belt compared to other sites in Wombourne • Links to, and additional, community benefit opportunities • Good access to amenities
Planning requirements of site 302	<p>Requirements:</p> <ul style="list-style-type: none"> • 4.1ha to be removed from the Green Belt • Vehicular access off Beggars Bush Lane • Road improvement scheme to Beggars Bush Lane to be agreed between Staffordshire County Council (Highways) and the site promoters • Pedestrian access to connect to existing pavement network from Beggars Bush Lane • Connectivity to existing open space and new open space including allotments to be delivered onsite or potentially on adjoining land to the south of Beggars Bush Lane
Background	Allocation site is approximately 0.6km away from the Village Green and around 1.5km from Ounsdale High School.

Site Reference:	283	Village:	Wombourne
Locality:	5	Address:	Land north of Bridgnorth Road, Wombourne
Allocation:	80	Proposed Use:	Housing
Allocation Area (Hectares):	3.7ha	Safeguarded Land Area (Hectares):	N/A



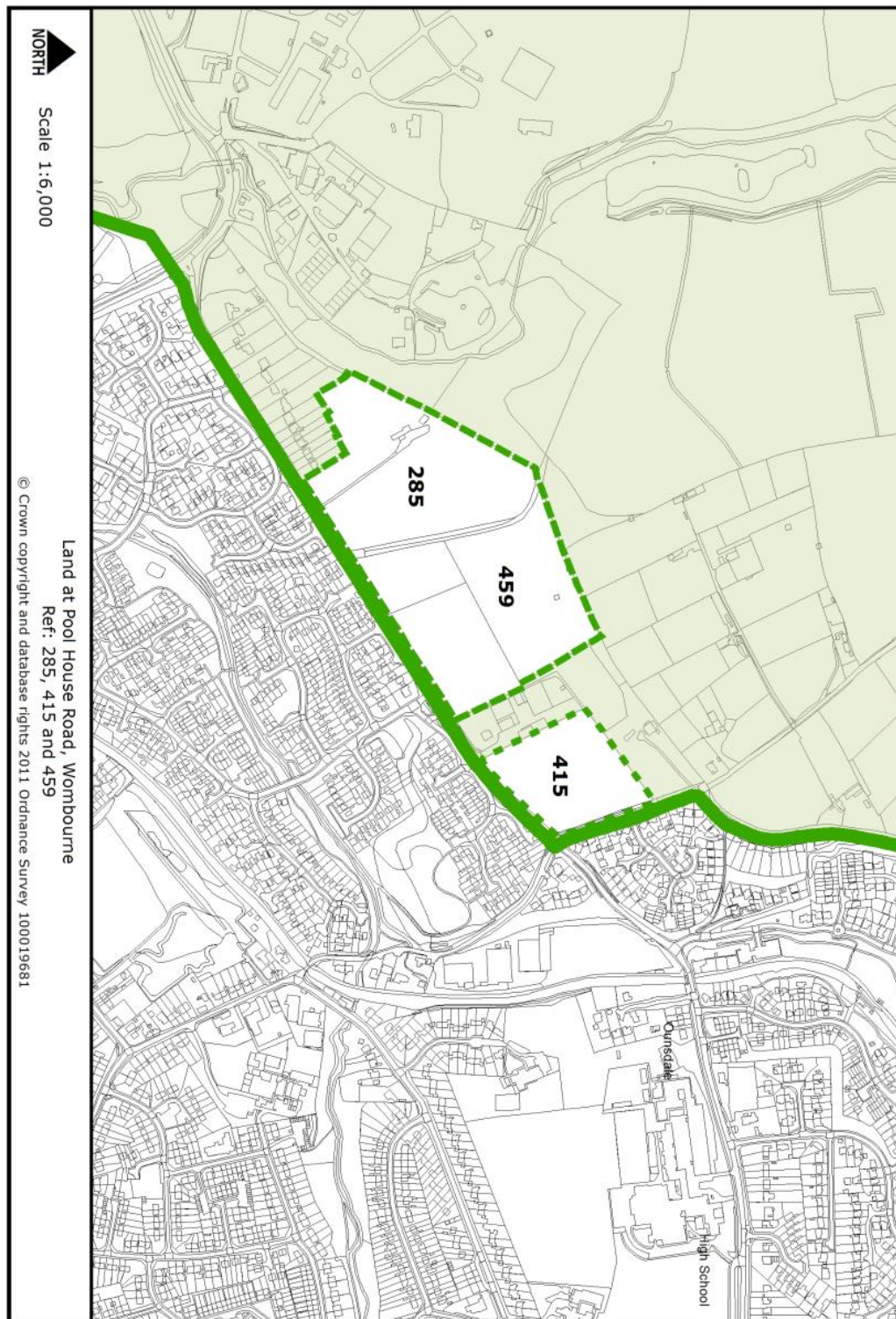
Current land designation	Greenfield, Green Belt
Reason(s) for site 283 being identified as a Preferred Option Site Allocation	<p>Summary of reasons:</p> <ul style="list-style-type: none"> • Scored the third overall in the site assessment process • See separate Site Assessment and Discounted Site Paper for full justification • Provide part of the Core Strategy housing allocation for Wombourne (one of three sites to be allocated in the village). • Good access off Bridgnorth Road, both vehicular and pedestrian • No major flooding (inc surface water) issues identified. • Lesser impact on the landscape character than a number of other sites in Wombourne • Made a lesser contribution to the Green Belt compared to other sites in Wombourne • Links to, and additional community benefit opportunities • Good access to amenities
Planning requirements of site 283	<p>Requirements:</p> <ul style="list-style-type: none"> • 3.7ha to be removed from the Green Belt • Vehicular access off Bridgnorth Road • Pedestrian access to connect to existing pavement network from Bridgnorth Road • Provide strong hedge line boundary along the eastern and northern edges of Site 283 to ensure a strong and enduring Green belt boundary. • Connectivity to existing open space and new open space to be delivered onsite • Links to the South Staffordshire Railway Walk • Retain tree boundaries along southern and western boundaries of the site where possible.
Safeguarded Land	<ul style="list-style-type: none"> • N/A
Background	Allocation site is approximately 2km away from the village green, 2.6km away from Ounsdale High School and adjacent to Sytch Lane Cemetery. The site is a smaller parcel of a larger sites considered in the 'Issues and Options' consultations 2014.

Site Reference:	416	Village:	Wombourne
Locality:	5	Address:	Land off Orton Lane, Wombourne
Allocation:	0	Proposed Use:	Safeguarded Land
Allocation Area (Hectares):	0	Safeguarded Land Area (Hectares):	2.8ha



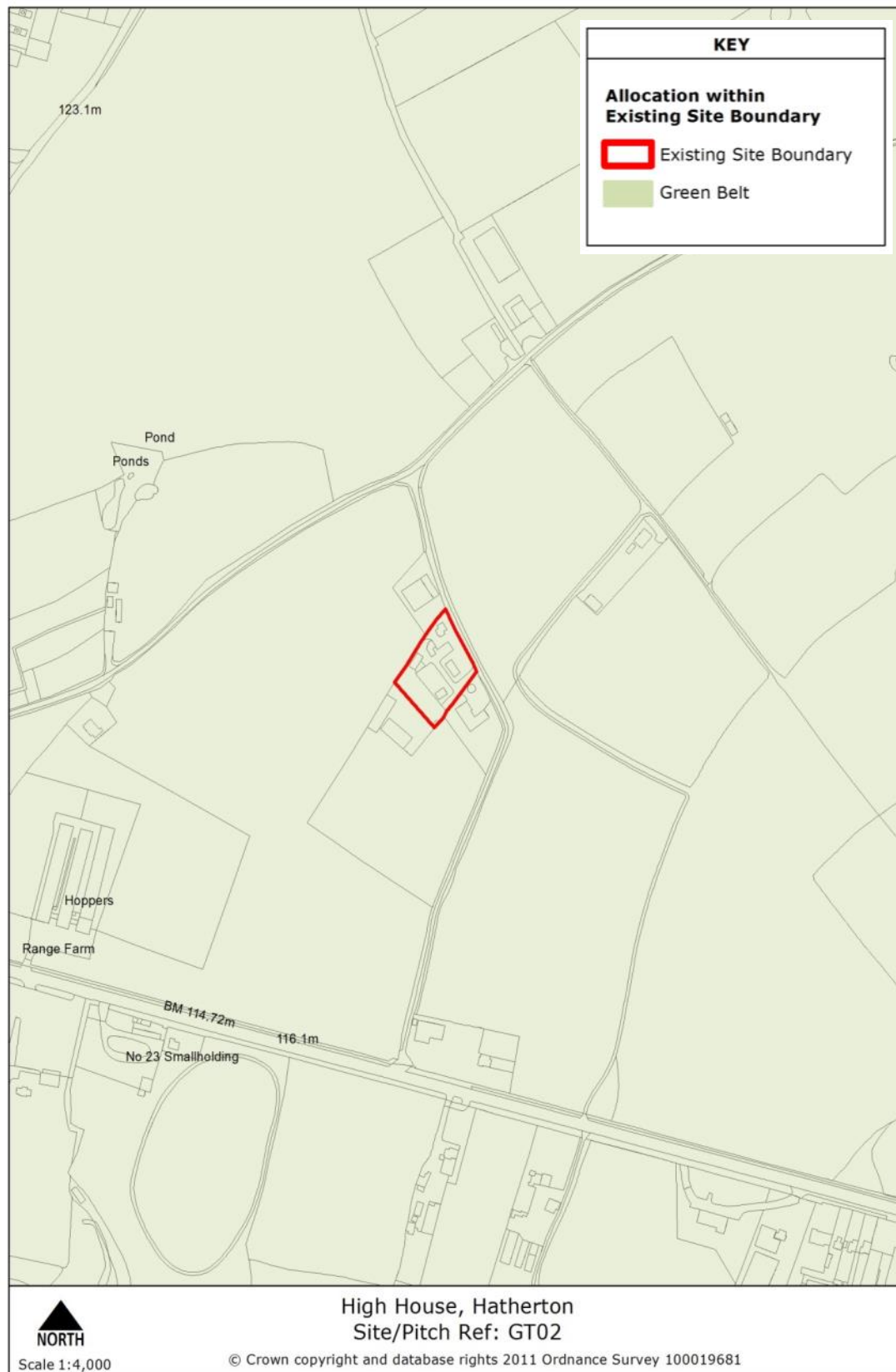
Current land designation	Greenfield, Green Belt
Reason(s) for site 416 being identified as safeguarded land	<p>Summary of reasons:</p> <ul style="list-style-type: none"> • Scored the fourth best overall in the site assessment process • See separate Site Assessment and Discounted Site Paper for full justification • Provide part of safeguarded land requirement for Wombourne (one of two sites to be allocated in the village). • Good access off Orton Lane, both vehicular and pedestrian • No major flooding (inc surface water) issues identified. • Made a lesser contribution to the Green Belt compared to other sites in Wombourne • Links to, and additional, community benefit opportunities
Safeguarded Land at site 416	<p>Requirements:</p> <ul style="list-style-type: none"> • 2.8ha to be removed from the Green Belt remaining outside development boundary until Local Plan review to consider development potential. • Vehicular access off Orton Lane • Arboricultural and ecological surveys for the site, and any proposed mitigation arising, should take full account of nearby ancient woodland. • Retain hedgeline along eastern site boundary where possible.
Background	Safeguarded site is to the north of the village and is approximately 1.5km away from the village centre and 2km away from Ounsdale High School The allocation site is a smaller parcel of a larger site considered in the 'Issues and Options' consultations 2014.

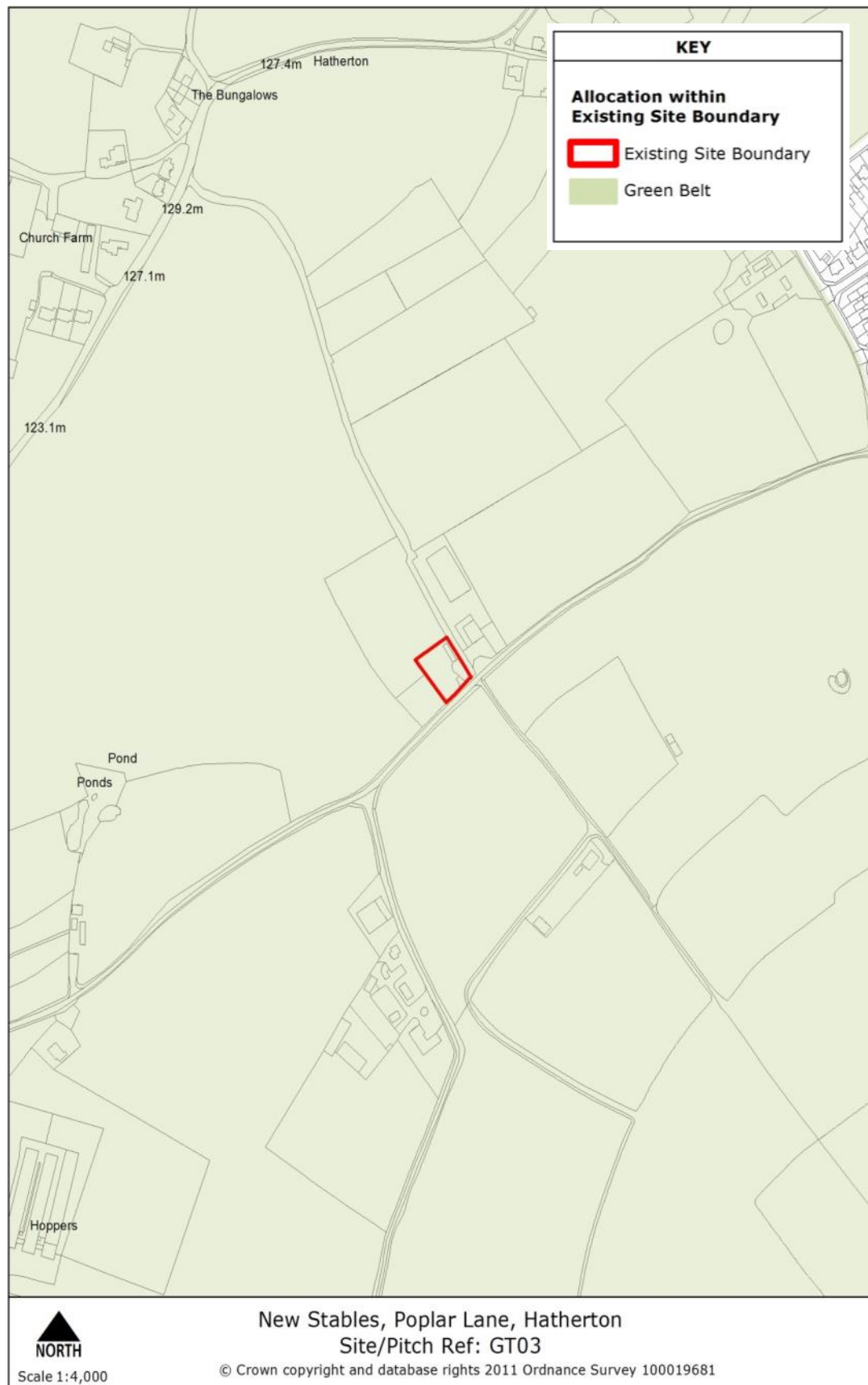
Site Reference:	285, 415, 459	Village:	Wombourne
Locality:	5	Address:	Land north of Poolhouse Road
Allocation:	0	Proposed Use:	Safeguarded Land
Allocation Area (Hectares):	0	Safeguarded Land Area (Hectares):	11.3ha

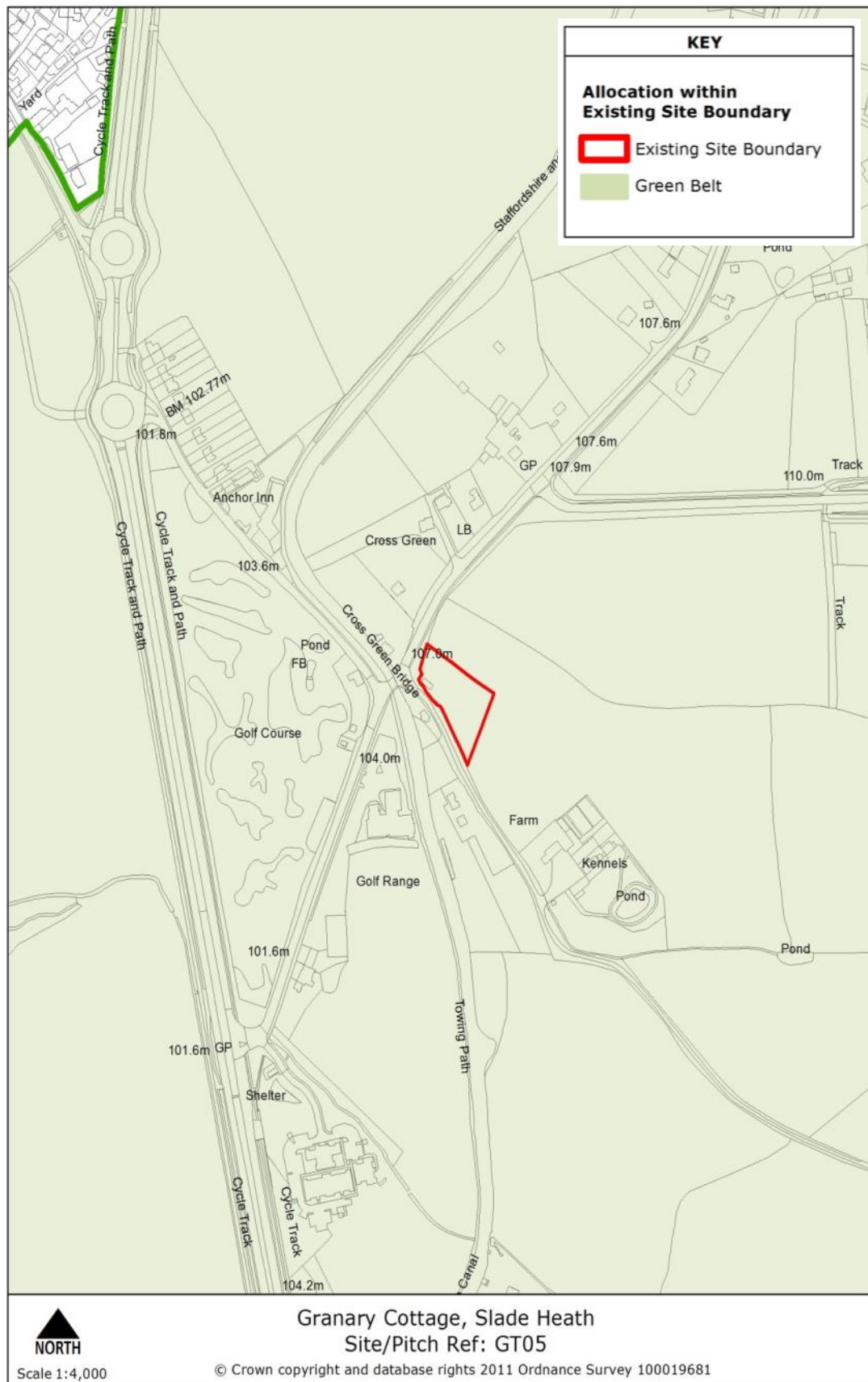


Current land designation	Greenfield, Green Belt
Reason(s) for site 284, 415 and 459 being identified as safeguarded land	<p>Summary of reasons:</p> <ul style="list-style-type: none"> • Parcel scored the fifth best overall in the site assessment process • See separate Site Assessment and Discounted Site Paper for full justification • Provide part of safeguarded land requirement for Wombourne (one of two sites to be allocated in the village). • Good access off Poolhouse Road, both vehicular and pedestrian • Lesser impact on landscape character than the majority of other sites in Wombourne • Land nearest to Poolhouse Road has a lesser on the Green Belt than the wider parcel • Links to, and additional, community benefit opportunities • Good access to amenities
Safeguarded Land at 285, 415 and 459	<p>Requirements:</p> <ul style="list-style-type: none"> • 11.3ha to be removed from the Green Belt remaining outside development boundary until Local Plan review to consider development potential. • Vehicular access off Poolhouse Road • Retain at least a proportion of the hedge and tree lines along the boundaries of Site 285 and Site 459. • Provide strong hedge line boundary along the north western edges of Sites 285, 459 and 415, to ensure a strong and enduring Green belt boundary.
Background	<p>The site for safeguarded land is located to the west of the village and is approximately 1.5km for the village centre and 0.7km for Ounsdale High School. The site is a large site previously considered as three separate proposals in the 'Issues and Options' consultations 2014. The area removed from the Green Belt includes an existing gypsy site GT18 and an existing small employment area, which are supported for their existing uses and not part of the safeguarded land.</p>

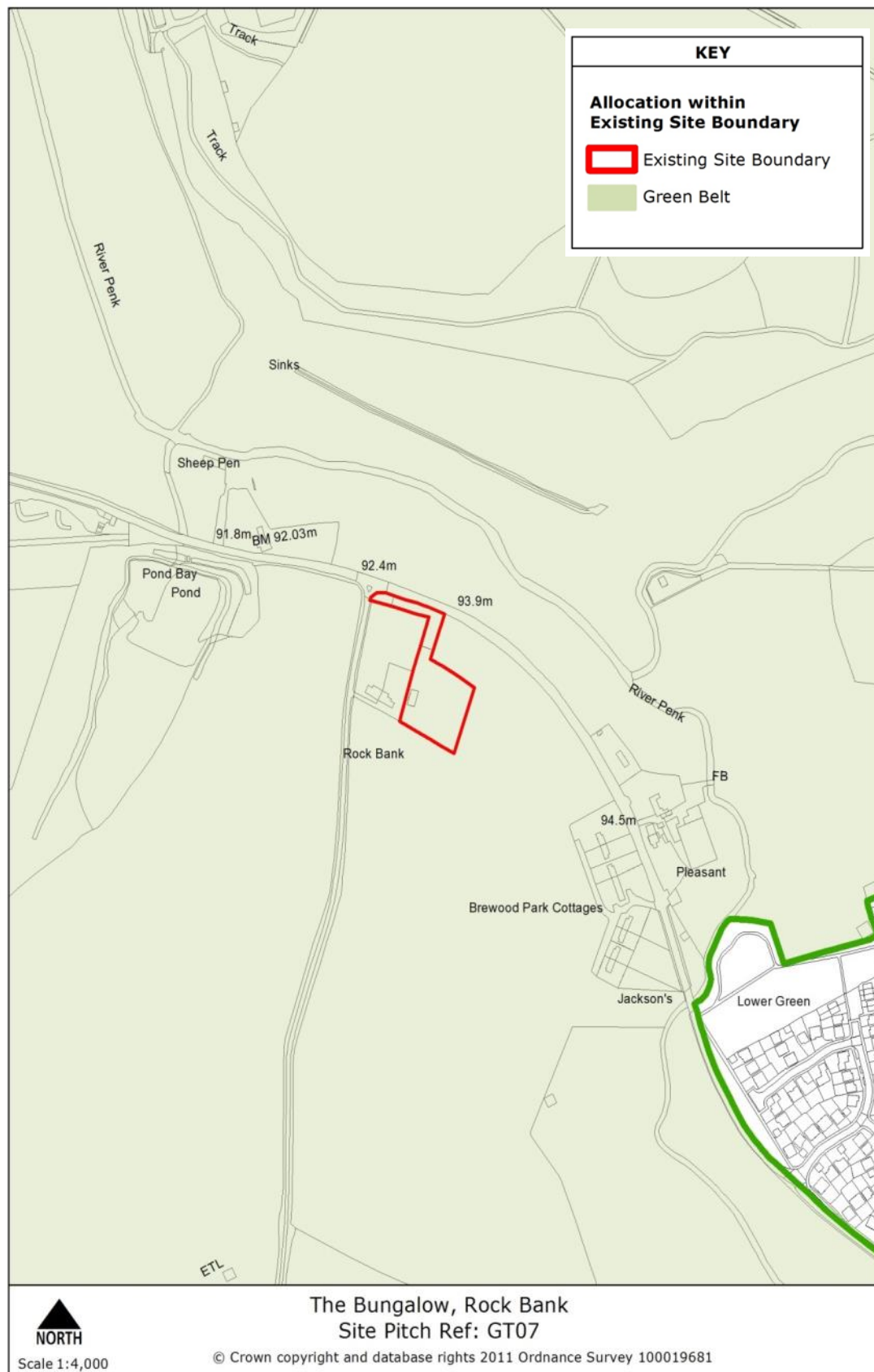
APPENDIX 2. Gypsy and Traveller Sites









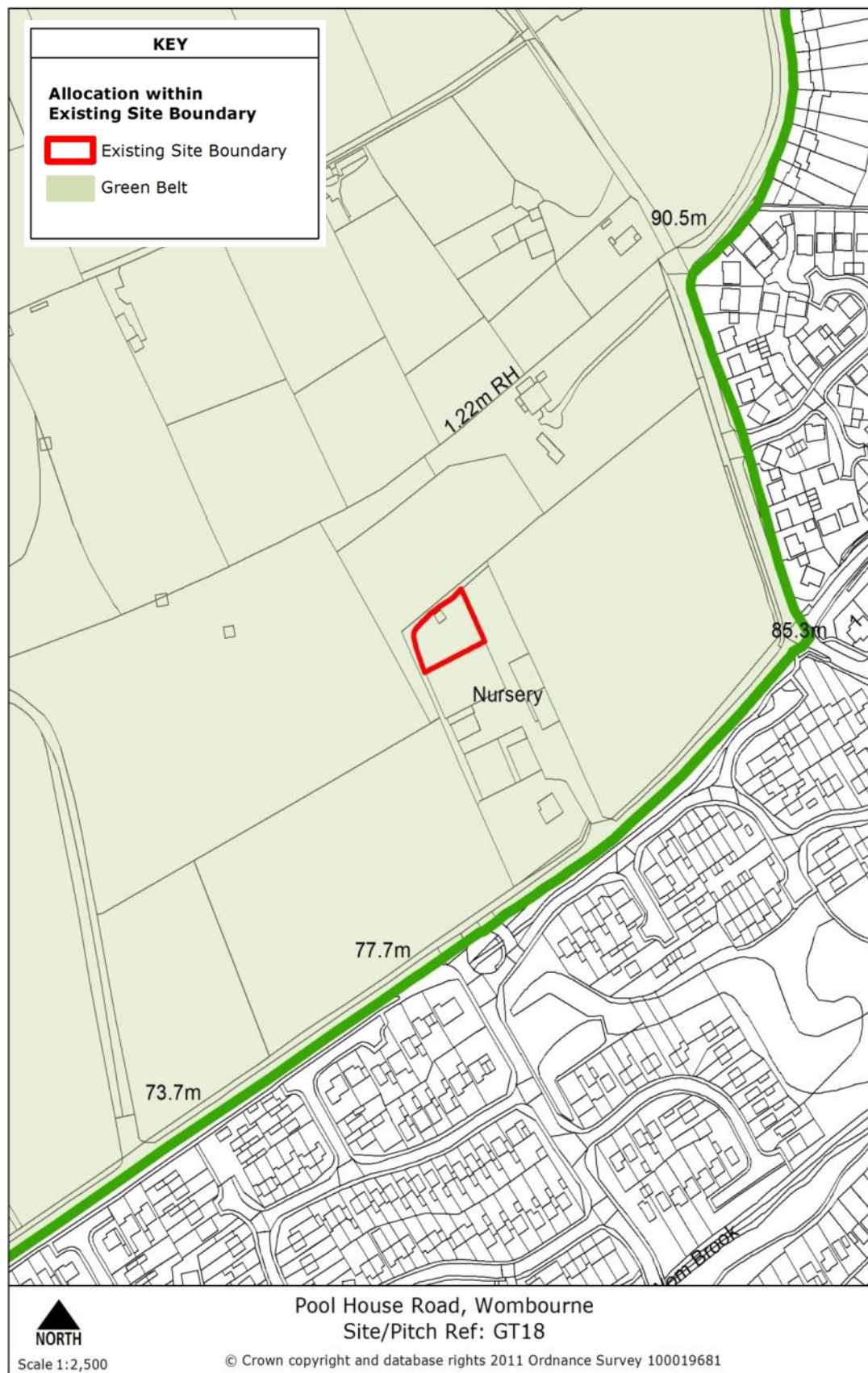


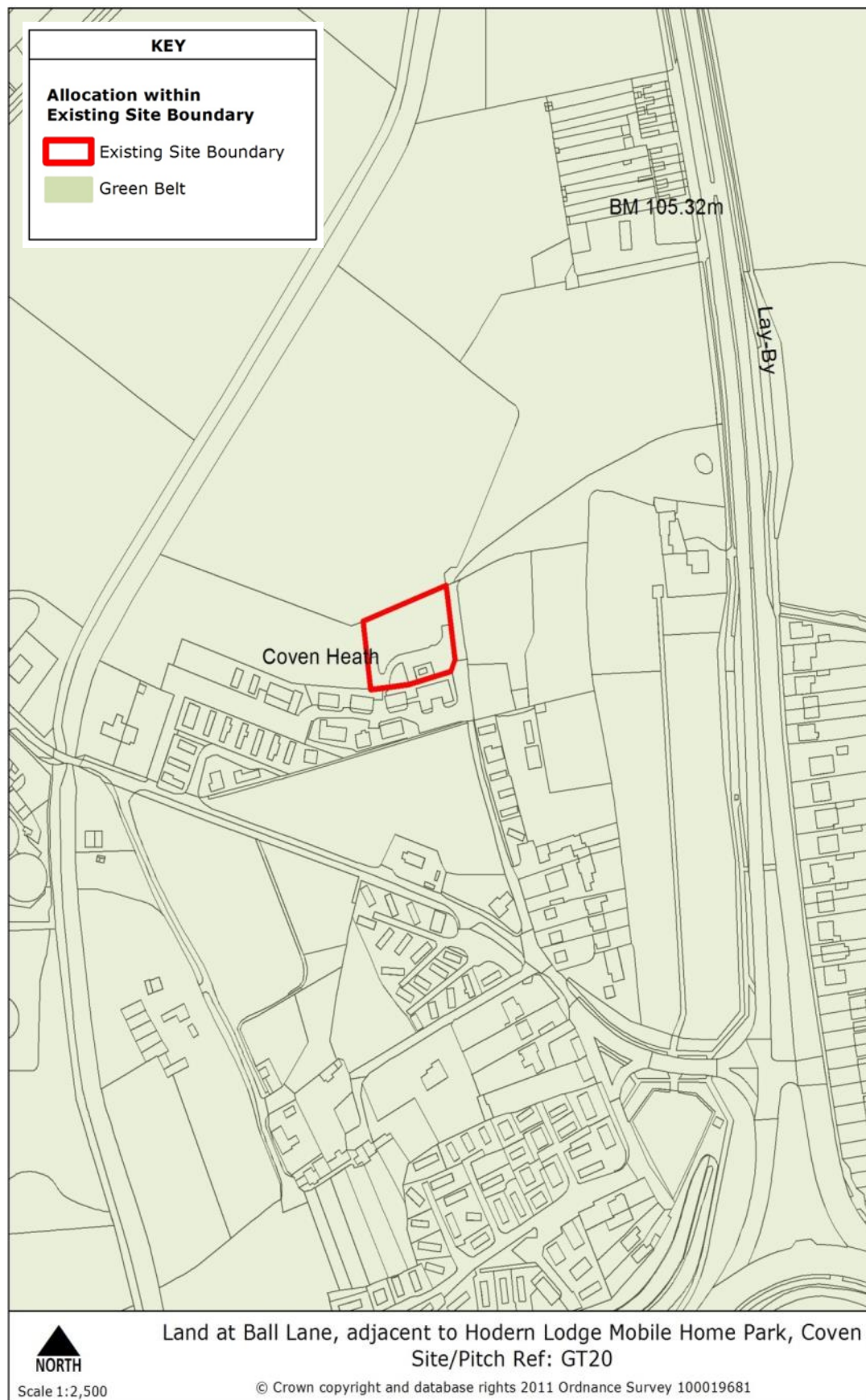


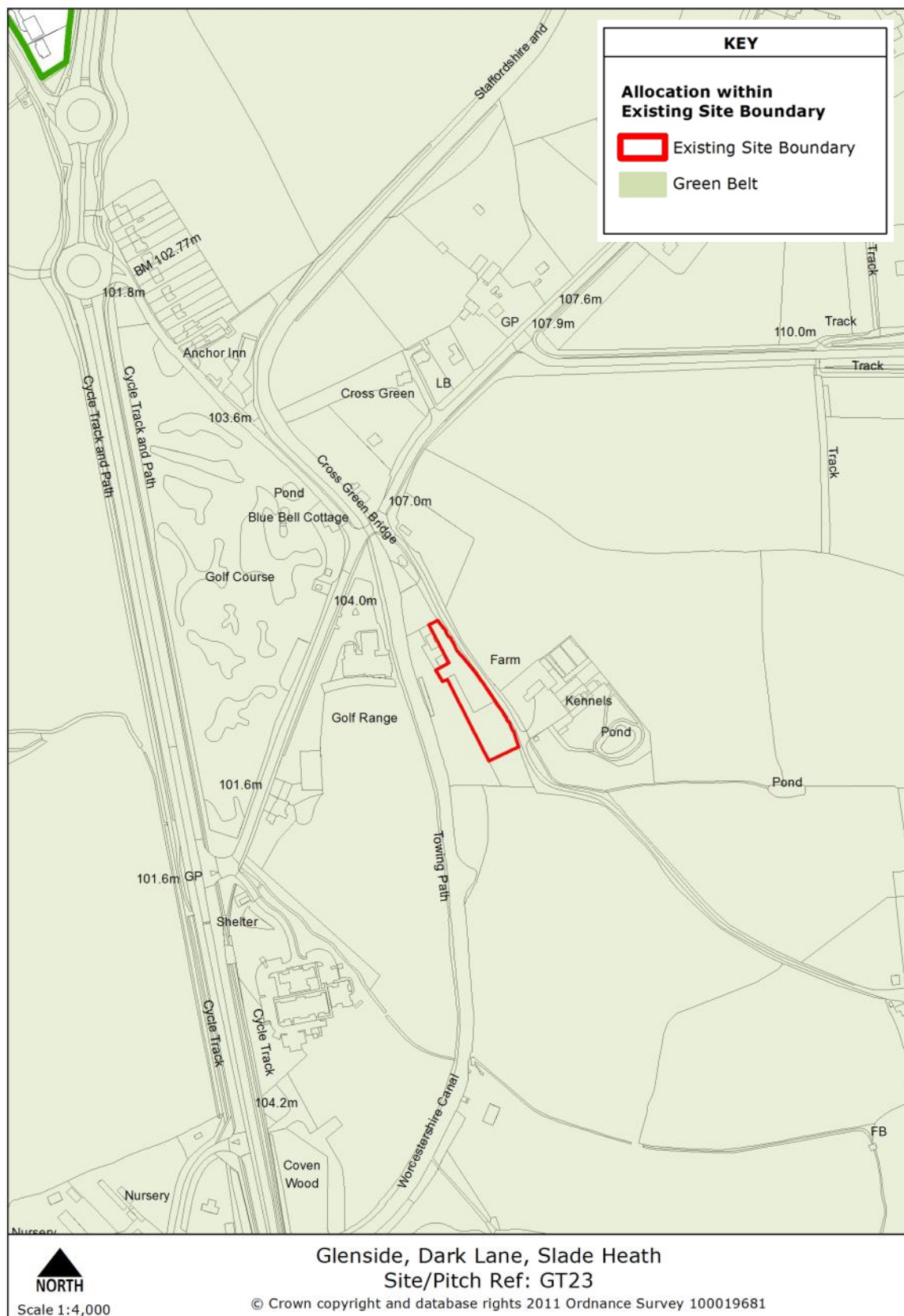




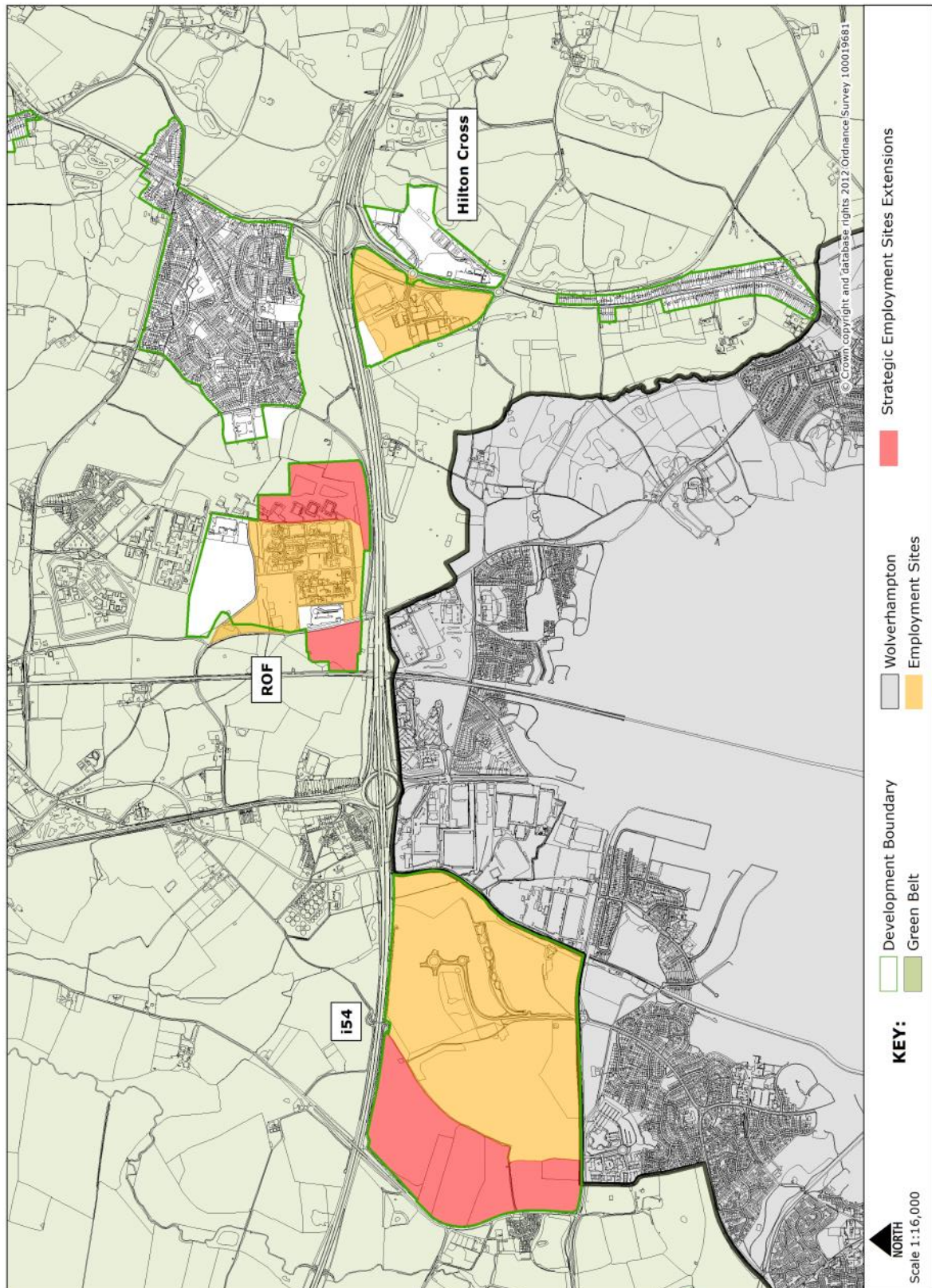








APPENDIX 3. Employment Allocations

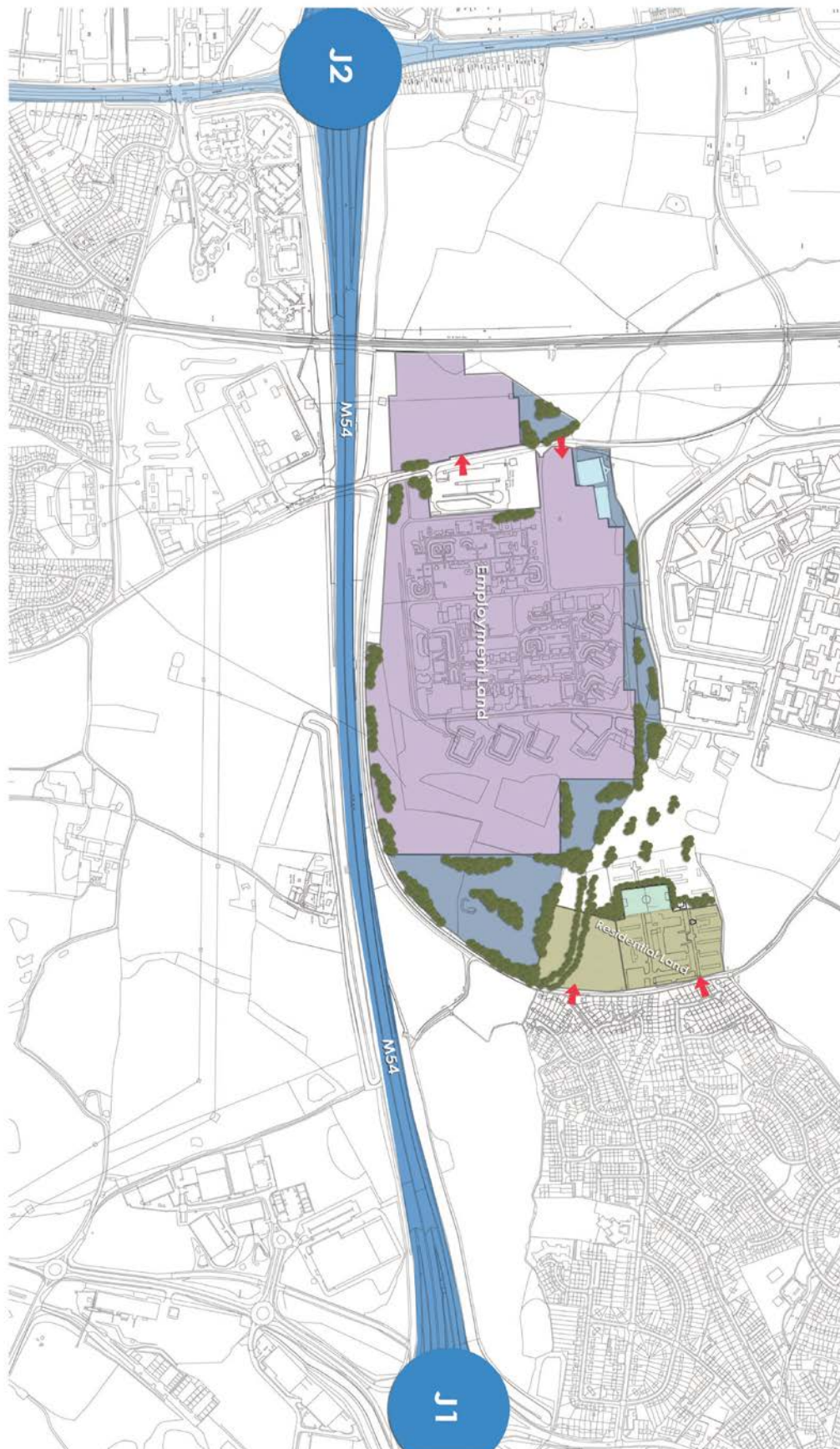


ROF Featherstone Masterplan

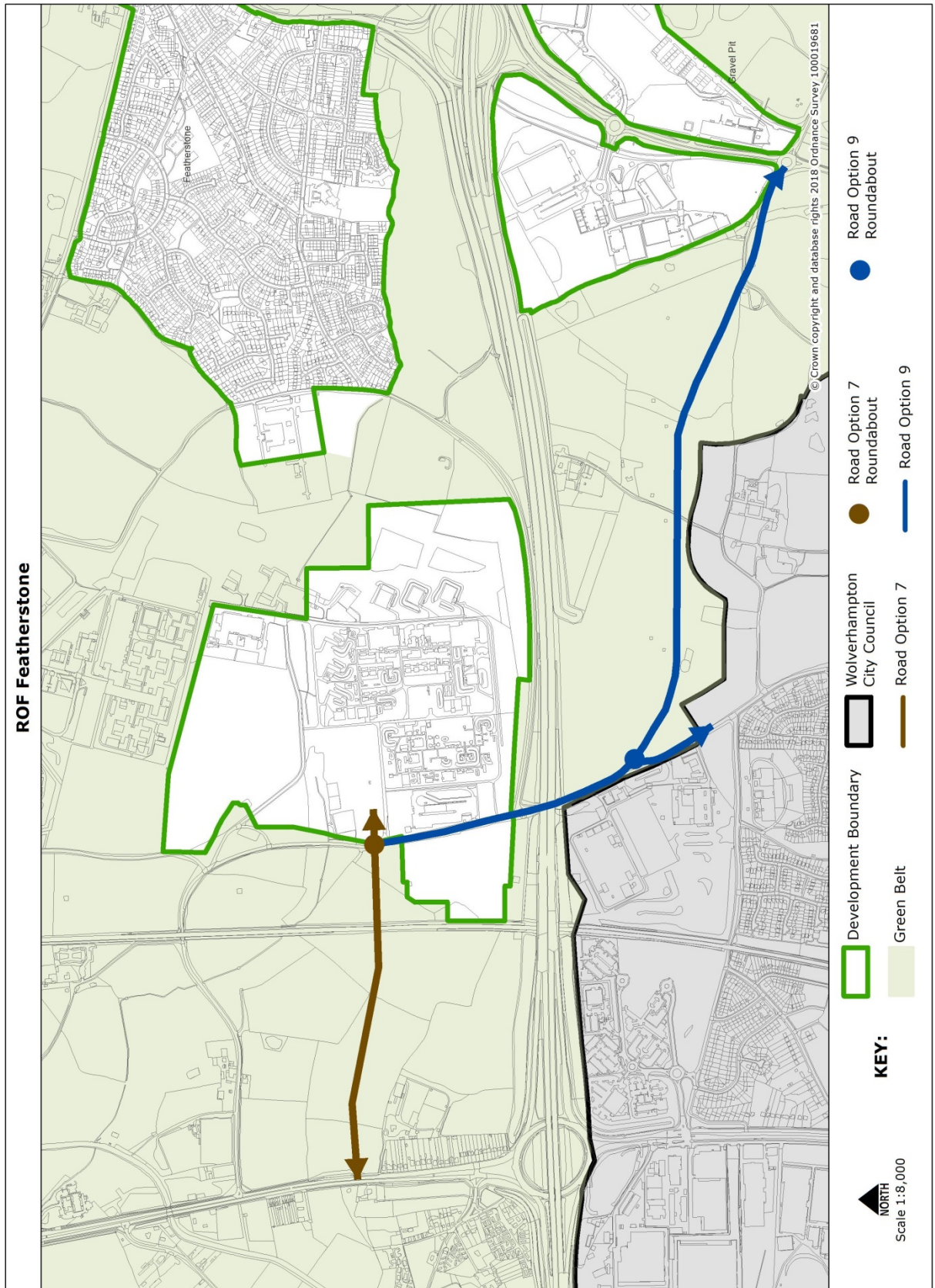
Strategic Plan



bhpdesign



Featherstone Site, South Staffordshire



APPENDIX 4. Monitoring Framework

Policy	Indicator	Target	Contingency
SAD1: Local Plan Review	New Local Plan to replace Core Strategy and SAD adopted	(i) New Local Plan in place within 5 years of adoption of SAD (ii) Signed up to appropriate MOU with authorities in GBHMA	Monitor progress, assess reasons for failure and continue to determine applications against existing Local Plan (CS/SAD)
SAD 2: Housing Allocations	Net housing completions on allocated sites. To be monitored through CS Core Policy 6: Housing Delivery		
SAD 3: Safeguarded Land	(i) Percentage of safeguarded land lost through development prior to review of CS/SAD. (ii) Number of developments granted in safeguarded land	(i) <1% safeguarded land lost to development prior to the review of the CS/SAD (ii) None without reasons for Departure from Plan demonstrated	Consider review of availability of sites within development boundaries or outside Green Belt through SHLAA; increased densities on identified sites; further call for sites.
SAD 4: Gypsy and Traveller Pitch Provision	Number of net additional Gypsy, Traveller and Travelling Showpeople pitches	(i) Meet numbers set out in the allocation set out in revised policy H6	If <20 pitches provided by 2028 reassess site allocations/extensions. Review baseline data.
SAD 5: Employment Land Allocations	Extensions to i54 South Staffordshire and ROF Featherstone approved	(i) Up to 40ha extension i54 approved for B1/B2 use (ii) Additional 22ha employment land approved at ROF Featherstone for B1/B2/B8 use (iii) New access road	Review ELS and identify alternative sites and reasons why extensions not brought forward and prepare alternative delivery strategy. Potentially review policy if considered necessary.

Policy	Indicator	Target	Contingency
		delivered to ROF Featherstone	
SAD 6: Green Belt, Open Countryside and Development Boundary Amendments	Revised Green Belt/Open Countryside/Development boundaries implemented	(i) <1% Green Belt/Open Countryside land lost to development prior to review of CS/SAD. (ii) None without Very Special Circumstances demonstrated	Consider review of availability of sites within development boundaries or through SHLAA; increased densities on existing sites; further call for sites
SAD 7: Open Space Standards	Development management process – development meeting the required open space standards.	(i) No planning permissions approved contrary to policy which would have a negative impact on open space provision	Improve through Development Management process including pre application and development team discussions.
SAD 8: Hatherton Branch Canal Restoration Project	Net loss of HBC to new development	(i) No net loss in quantity or quality of Hatherton Branch Canal	Improve through Development Management process including pre application and development team discussions. Maintain ongoing dialogue with Canal Trust.
SAD 9: Key Development Requirements	Development Management Process	No planning permissions approved contrary to policy	Improve through Development Management process including pre application and development team discussions.

APPENDIX 5. Glossary

Adoption – The final stage of the plan making process. The plan is adopted by resolution of a full meeting of the Local Planning Authority (LPA). This formally confirms the plan as council policy.

Affordable Housing (or sub-market housing) –Government NPPF definition- social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.

Amenity Building- A building that provides facilities for an individual Gypsy pitch (private) or a site (communal). These can vary in scale and in the facilities they provide, although a basic amenity building on a pitch ‘must include, as a minimum: hot and cold water supply; electricity supply; a separate toilet and hand wash basin; a bath/shower room; a kitchen and dining area.’

Authority 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 sites designated as part of a European network of designated nature conservation areas 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. The appropriate assessment forms part of the Habitats Regulations Appraisal (HRA) process.

Area Action Plan (AAP) – An optional 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.

Authorised social site – An authorised traveller site owned by either the local authority or a Registered Housing Provider.

Authorised private site – An authorised traveller site owned by a private individual (who may or may not be a Gypsy or a Traveller). These sites can be owner-occupied, rented or a mixture of owner-occupied and rented pitches. They may also have either permanent or temporary planning permission.

Biodiversity - The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.

Biodiversity 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, primarily considered to be the consequence 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 enhancing local character.

Design and Access statement - A document that accompanies a planning application to explain the design principles and access arrangements upon which a proposal is based.

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 Brief A document identifying the constraints and opportunities presented by a potential development site.

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 having regard to the development plan.

Development Plan – Also known as the Local Plan, the term given to the documents setting out the adopted planning policies to guide development within the District. Decisions on planning applications are to be taken in accordance with the Development Plan unless material considerations indicate otherwise.

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).

Designated Heritage Asset A World Heritage Site, Scheduled Ancient Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

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.

Eastern European Roma – Gypsies from Eastern Europe. Culturally distinct from English Gypsies but with some cultural and linguistic links.

Employment Land Study – An assessment of the suitability of sites for employment development. The study is used to inform decisions on which sites should be safeguarded in the face of competition from other higher value uses and which sites may be considered suitable for other alternative uses.

European Site Nature conservation sites afforded the highest level of protection in the UK through European legislation. They include Special Areas of Conservation (SAC), candidate (cSAC), Special Protection Areas (SPA), proposed (pSPA), European offshore Marine Sites and Ramsar.

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.

Family site – A private caravan site owned and occupied by an (extended) family. Broadly equivalent to owner-occupation in mainstream housing.

Family unit – A group of related people who live and/or travel together. It is assumed that each family unit would require one pitch to live on, containing up to three trailers. It is used as the basis for assessing accommodation requirements.

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 a Local Plan. 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 statutory designation for open 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.

Gypsy – Members of Gypsy or Travellers communities. Usually used to describe Romany (English) Gypsies originating from India.

Gypsy and Travellers – The Government defines Gypsies and Travellers for planning purposes as 'Persons of a nomadic habit of life whatever their race or origin, including such

persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

Gypsy and Traveller Accommodation Needs Assessment (GTAA) – An assessment of the accommodation needs of Gypsy and Traveller's which establishes the pitch requirements over the lifetime of the plan period.

Habitat – An area of nature conservation interest.

Habitat Regulations Assessment (HRA) – An assessment of the potential impacts of plans and programmes on sites designated as of European Importance for their nature conservation value.

Heritage Asset – A building, monument, site, place, area or landscape identified as have a degree of merit because of its heritage interest.

Historic Landscape Assessment (HLA) – seeks to identify, and as far as possible, understand the historic development of today's landscape. It places emphasis on the contribution that past historic processes make to the character of the landscape as a whole, not just selected 'special sites' and can contribute to a wider landscape assessment.

Historic Environment Record (HER) – A comprehensive resource of the historic environment of Staffordshire. It provides information about archaeological sites, historic buildings, historic landscape and other heritage features within Staffordshire. The baseline historic environment data contained in the HER underpins a wide range of work undertaken for the Historic Environment and decision making.

Historic Parks and Gardens - A park or garden of special historic interest. Graded I (highest quality), II* or II. Designated by Historic England.

Housing and Economic Development Needs Assessments – An objective assessment of the quantity and type of housing and employment space required within the Local Planning Authority area. This assessment incorporates the requirement within the NPPF to produce a Strategic Housing Market Assessment.

Independent Examination – An examination held in public by an Inspector appointed by the Secretary of State into the policies and proposals within a Development Plan Document (DPDs). The examination will consider the “soundness” of the document. Following the inspection, the Inspector will where relevant submit a report to the Local Planning Authority proposing possible amendments to the submitted plan.

Irish Traveller – Member of one of the main groups of Gypsies and Travellers in Britain. Distinct from Gypsies but sharing a nomadic tradition, Irish Travellers were recognised as an ethnic group in England in 2000.

Issues and Options – a non-statutory stage of the plan making process during which different site and policy options may be considered and issued for consultation.

Infrastructure – The key services necessary to support development for example roads, sewerage, water, electricity, education and health facilities.

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.

Licensing – The licensing of caravan sites (both Gypsy and Traveller sites and mobile home parks) is undertaken by Environmental Health and is separate from the planning system. Site licensing focuses on matters of layout, fire safety, sanitation and other facilities. Only authorised sites (those with planning permission) can receive a licence and conditions on the licence will reflect those on the planning permission (such as the number of caravans allowed on the site).

Lifetime Homes – A standard comprising a range of design features to enable new housing to meet the changing needs of occupiers.

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 Nature Reserve (LNR) – Sites of importance for wildlife, geology, education or public enjoyment.

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.

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 – 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.

Material Consideration – A matter that should be taken into account in formulating planning policy and when determining a planning application.

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.

Open Space Audit – An audit of the open spaces within the District including an assessment of facilities and character.

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.

Pitch/plot – Area of land on a site/development generally home to one license household. Can be varying sizes and have varying caravan occupancy levels. Often also referred to as a plot, particularly in relation to Travelling Showpeople. There is no agreed definition as to the size of a pitch.

Planning Obligations/S106 Agreements – Contributions secured by the council to help provide or fund infrastructure items or services that will help to make development acceptable in planning terms.

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).

Ramsar Site – A designation to protect internationally significant wetland habitats areas.

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, beyond the current plan period.

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).

Special Area of Conservation – A site designated under the EC Habitats Directive and protected for its significant nature conservation value.

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 an integral part of the preparation process for all Local Development Documents (LDDs) and

will be used to explain the environmental implications of policies 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).

Submission Stage – The formal passing of the Development Plan Document to the Government for their assessment and examination.

Sustainable Drainage Systems (SUDS) – Measures to increase the permeability of surfaces therefore allowing a slower release of water.

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 Document (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.

Transit site – Gypsy/Traveller Site intended for short stays. Such sites are usually permanent, but there is a limit on the length of time residents can stay.

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.

Travelling Showpeople - Commonly referred to as Showmen, these are a group of occupational Travellers who work on travelling shows and fairs across the UK and abroad.

Unauthorised Encampment – Residing in caravans/trailers on private/public land without the landowner's permission (for example, at the side of the road, on a car park or on a piece of undeveloped land).

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

Visitor Space – Space on site that enables the Gypsy and Traveller community to accommodate members of their family who are visiting. A visitor space would be offered on a short term basis to visiting friends and families of the Gypsies and Travellers residing on the site. These pitches would be in addition to the permanent pitches on site.

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.

Winter quarters – A site occupied by Travelling Showpeople, traditionally used when not travelling to provide fairs or circuses. Many now involve year-round occupation.

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.

Yard – Term used by Travelling Showpeople to refer to a site. They are often rented by different families with clearly defined plots.



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