



South Staffordshire Council

Consultation Statement

Preferred Options

November 2022



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www.sstaffs.gov.uk



South Staffordshire Council

South Staffordshire Local Plan

Local Plan Review

Preferred Options Consultation Statement

November 2022

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1.0 Introduction

- 1.1 All planning authorities have a strategic plan which provides a framework for the future planning of their area and contains policies for the determination of planning applications. South Staffordshire's current Local Plan is made up of two main documents, the Core Strategy and the Site Allocations Document (SAD). The Core Strategy was formally adopted in December 2012 and the SAD in September 2018.
- 1.2 We have now begun a review of the Core Strategy/SAD and aim to prepare a single Local Plan which will replace these two documents. The new plan will run from 2018 until 2039 and we began the process in 2018 by collecting evidence and undertaking a number of public consultations as part of the review process. The most recent consultation was Preferred Options and was held in late 2021.
- 1.3 This Statement describes the public consultation undertaken by the Council in relation to the Local Plan review Preferred Options process. The Statement outlines the consultation methods used by the Council, the local communities and organisations that were consulted and summarises the views of respondents to the key issues raised throughout the consultation. It also highlights some of the key messages that have emerged from the consultation that have informed the preparation of the Council's Publication Plan.
- 1.4 The Preferred Options consultation was carried out to meet the requirements set out in the Town and Country Planning (Local Planning) (England) Regulations 2012. The regulations set out the legal requirements that Local Planning Authorities (LPAs) must comply with in relation to early engagement. This is set out in **Regulation 18 – Preparation of a Local Plan** and requires the Council to:
- Notify specific consultation bodies as well as general consultation bodies, residents and other persons that the LPA considers appropriate of the Local Plan that the LPA proposes to prepare.
 - Invite all those invited to make representations to the LPA to comment on what the Local Plan should contain.
 - Take into account any representations received when preparing the Draft Local Plan.
- 1.5 The Council has an adopted [Statement of Community Involvement](#), or SCI, which sets out how we aim to engage with local communities and stakeholders in plan preparation as well as when determining planning applications. The SCI contains a list of the types of organisations, individuals and statutory bodies that are consulted in preparing a plan. The Preferred Options consultation was carried out in accordance with the adopted SCI.

2. Consultation

- 2.1 The Council is committed to involving local communities and stakeholders in the preparation of the Local Plan and sees consultation as an ongoing activity, which feeds the views of residents and consultees into the plan process.
- 2.2 We have a Local Plan Register which is a database of people or organisations that have expressed an interest in the Local Plan or have made comments to previous Local Plan consultations. Some of the organisations are statutory consultees such as adjoining local authorities, Natural England, highways etc and others include community groups, parish councils and residents. A full list of the types of individual and bodies we consult can be found in the SCI.

Consultation System

- 2.3 A new, bespoke online consultation system was used for the first time for the Preferred Options consultation. All individuals and organisations held on the Local Plan database were transferred to the consultation system and were notified by email or letter about the consultation.
- 2.4 The system allows people to register themselves, manage their own responses and view those of other people or organisations, once moderated and published. Individual representors or organisations can monitor their own responses to each of the stages of the review of the Plan going forward. The Preferred Options document was uploaded to the system where it could be viewed, and comments made direct online. The document was also published as a pdf on to the Council website and copies were made available at deposit locations at parish councils, libraries in South Staffordshire and the Council Offices in Codsall.
- 2.5 Those who preferred to send their representations in by email or letter could still do so. All duly made responses, however received, were uploaded onto the system which allows for reports to be generated and responses anonymised and summarised for publication.

Consultation Approach

- 2.6 Changes in online and digital approaches to consultation, partly because of Covid restrictions, but also to move towards the Government's digitalisation of planning agenda, meant new ways of engagement were used for the first time in the Preferred Options consultation.
- 2.7 The more traditional methods of exhibitions in village halls, posters, deposit copies at parish councils and libraries, and putting information in our Review magazine, were supplemented by Locality based online Question and Answer sessions and in person appointments, plus increased use of social media, Gov Delivery and Council weekly news round up emails sent to parish councils and residents.

- 2.8 This new approach led to the Local Plan Preferred Options consultation receiving a Certificate of Excellence in the prestigious iESE Public Transformation Awards 2022.

Duty to Co-operate

- 2.9 The Localism Act 2011 brought in the Duty to Cooperate which requires planning authorities and other public bodies to actively engage and consider joint approaches to plan making where appropriate. The Council engages on an ongoing basis with service providers and neighbouring authorities and the information received has informed the Local Plan review process. It is also be used to keep the Infrastructure Delivery Plan up to date.

Local Plan review – Preferred Options Consultation

- 2.10 The purpose of the Local Plan review Preferred Options consultation was to set out, for the first time in the review, specific site proposals and policy options and direction. The sites identified were based on robust assessment and evaluation using an extensive evidence base ([Local Plan Review Evidence Base South Staffordshire Council \(sstaffs.gov.uk\)](https://www.sstaffs.gov.uk)).
- 2.11 In this consultation, the Council proposed to plan for a housing target of 8,881 dwellings between 2018 and 2038. This was made up of just over 4,000 dwellings to meet our own housing needs over the plan period (plus completions to date), whilst also making a proportionate and justified contribution to the unmet needs of the GBHMA of approximately 4,000 dwellings. It also considered the principle for a search for a new settlement which would be explored in the preparation of the next plan.
- 2.12 The SAD committed us to carrying out an early review of the Local Plan (Policy SAD1) to respond to the increasing need for development, both within South Staffordshire, and in our neighbouring authorities. Agreeing to an early review of the Local Plan was an essential requirement of the Government's Planning Inspector who examined our SAD and was largely in response to unmet housing needs in both South Staffordshire and the wider Housing Market Area (HMA).
- 2.13 Formal consultation on the Preferred Options for the Local Plan review to meet statutory regulations, was carried out for 6 weeks from Monday 1 November until 5pm Monday 13 December 2021. However, the documents were available for information on the Council's website from 22 September 2021 when they were published in advance of Overview and Scrutiny Committee held on 28 September 2021. The Preferred Options document was therefore in the public domain for an additional 6 weeks prior to the consultation starting.
- 2.14 The Preferred Options consultation sought views on the proposals and asked 12 detailed questions to focus responses on the key issues. These questions were related to the evidence base, infrastructure, vision and strategic objectives, policy

approach, strategic and non-strategic housing allocations, Gypsy and Traveller pitch provision and strategic/non-strategic policies. A full list of questions can be found at Appendix 1.

2.15 We published a number of consultation documents which included:

- [Duty to Cooperate Paper 2021](#)
- [Infrastructure Delivery Plan 2021](#)
- [Sustainability Appraisal 2021](#)
- [Habitats Regulations Assessment 2021](#)
- [Green Belt Review 2019](#)
- [Landscape Study 2019](#)
- [Viability Study 2021](#)
- [Housing Site Selection Topic Paper](#)
- [Strategic Housing Market Assessment 2021](#)

The full list of evidence base documents is published on the Council's website and updated as and when new studies and information is available.

Publicity and Procedures

2.16 We wrote to everyone on our Local Plan Register, by email or letter, to advise them the consultation was starting and where the documents were available to view. The documents were made available online on the Council's website on 22 September 2021 prior to the official start of the consultation on 1 November 2021 at www.sstaffs.gov.uk/localplanreview and remain available for information. There was a banner on the main page of the Council website which linked directly to the Preferred Options consultation and a link to the document available via the new consultation system.

2.17 Hard copies were also provided at:

- Council Offices, Community Hub, Wolverhampton Road, Codsall
- All 27 South Staffordshire Parish Councils
- Local libraries in South Staffordshire

Media - Newspapers and South Staffordshire Review

2.18 A public notice was placed in the Express and Star and Chronicle newspapers covering the district on Monday 1 November 2021.

2.19 Articles were published in each edition of the Council's Review newspaper to keep residents up to date about progress with the Local Plan review; these were delivered to every household in the district. Editions 75-78 were general information, the impact of Covid and possible changes to the planning system, and Edition 78 related specifically to the Preferred Options consultation.

Media – Social Media and Mailshots

- 2.20 A pre-Preferred Options Facebook campaign was begun prior to the consultation as a reminder about why we were reviewing the Local Plan, to signpost to FAQs and to enable people to sign up to the new consultation system.
- 2.21 From the publication of papers for Overview and Scrutiny Committee on 28 September 2021 and throughout the consultation period, we used frequent social media posts to provide information, respond to questions, provide links for online meetings and in person appointments, and to alert people to the consultation dates and deadlines for responses. We were made aware that the consultation also featured and was discussed and shared on local Facebook groups such as Perton Residents' Page, Essington Live, Wombourne Online, Penkridge Matters, Bilbrook Codsall and Surrounding Areas and Kinver Past and Present and by action groups. Parish Councils also shared the information widely on their own Facebook pages and websites.
- 2.22 The Council uses GovDelivery which is a web-based e-mail subscription management system that allows members of the public/organisation to subscribe to news and information. This takes the form of a weekly news roundup which is sent to subscribers and was also used for separate, bespoke mailshot by the planning team.
- 2.23 A short [video](#) by Councillor Terry Mason (Cabinet Member for Planning and Business Enterprise) to explain the consultation purpose, deadlines and ways of engaging was published on YouTube and the Council's Facebook page. It was also sent to elected Members and parish councils for them to share more widely.

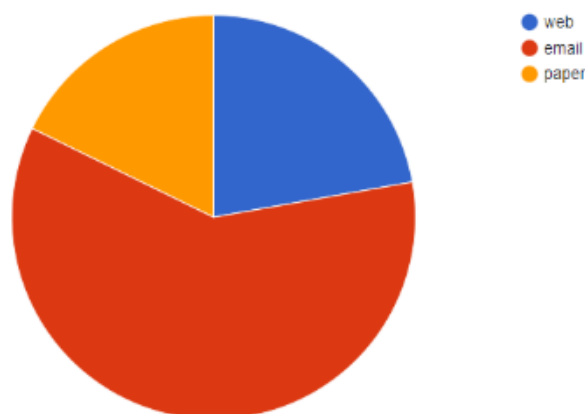
Digital and In Person Meetings

- 2.24 Covid restrictions pushed us to rethink our traditional approach to public engagement. With improved access to digital software and greater use of online meetings through the pandemic, we re-evaluated our approach. We knew there was still an appetite for face to face meetings, but these had to be done differently mindful of health and safety for staff and the public. Instead of holding open, drop-in public exhibitions we moved to in person appointments which could be better managed.
- 2.25 We held 5 separate in person appointment days for members of the public at five locations in Bilbrook, Coven, Essington, Penkridge and Wombourne - one per Locality. Each daily session comprised 24 appointments (10.30am – 7.30pm) with senior planning officers, with up to six people attending each slot. This helped focus discussions on the concerns of the attendees, and a far more personalised approach. Although they were Locality based locations, anyone could attend from any part of, or from outside of, the district. We also hosted a further appointment day to accommodate developer/planning agent enquiries.

- 2.26 For the first time, Microsoft Teams virtual online Q&A sessions were programmed into the public engagement schedule. Links were made available to the sessions via Facebook, Council website, parish councils, and direct mailshots, with no need to register so that as many people as possible had the opportunity to join in, from any location. There were 5 two hour, evening online sessions undertaken during the consultation period, plus a bespoke session for parish councils. They took the form of an initial presentation by officers about the Preferred Options, followed by an open forum, where people could pose questions in the chat box to senior planning officers. Comparing statistics and feedback, overall, 70% chose an online session, compared to 30% for in-person sessions. This is clearly reflective of the demand for a virtual option.
- 2.27 Council officers were also available at the Council Offices in Codsall to discuss the Preferred Options documents during normal working hours (8.45am – 5pm, Monday - Friday) in person by appointment, or via telephone for the 6 week consultation period. Copies of the documents relating to publicity and procedures can be seen in Appendix 2

Making Representations

- 2.28 We encouraged people to make representations electronically using the new consultation system, where the questions posed were embedded in the Preferred Options document. People could also email localplans@sstaffs.gov.uk or send by post to the Council Offices. The majority of individual representations, 60%, were received electronically by email, with 22% direct onto the consultation system, (a good response for the first time it had been used) and 18% by letter or form. Most of the hard copy representations were forms or standardised responses provided by individual action group



3. Responses to the Consultations

- 3.1 There were 1690 unique respondents, and detailed analysis of the comments led to 3869 representations to the questions posed in the consultation. Responses can be broken down into 3 different general response types plus petitions:

- Responses from statutory bodies and stakeholders, such as Natural England, Environment Agency, Parish Councils etc
 - Responses from agents representing sites and/or landowners
 - Responses from general public and others
 - Petitions
- 3.2 In the Preferred Options document the Council posed 12 questions. Some respondents answered these questions directly, but the majority gave their own views on the options or used standard wording provided by actions groups as the basis for their comments. Most respondents did not make comments on all the individual questions, and the main issues raised (particularly by residents) related to specific sites. Many respondents also signed petitions and action group forms in addition to any responses they had made as individuals. The most responded to question was Q8 (non-strategic housing allocations) which received 75% of the total representations. This was followed by questions 5 and 7 (spatial strategy and strategic housing allocations) at around 20% each.
- 3.3 Each response was read, and comments were assigned by respondent against each of the 12 questions posed. This means that the initial 2500 (approx.) representations received were analysed and further broken down by question/topic for more detailed analysis. This has led to a fewer number of unique respondents (1690), but a greater number of assigned comments (3869). To explain, a resident may have sent us an email, followed by a duplicate letter, and completed pro-forma produced by a local action group. This would initially be counted as 3 of the 2500 representations. However, the separate comments raised across all representations made by that one person were then recorded against the 12 key questions. Therefore, a single respondent may have multiple objections and or supporting comments against their name.
- 3.4 Where people used the consultation system direct, they were able to choose whether to support or object to a question. Where the representations were uploaded from emails and letters, the application of support or object was not definitive, but rather more indicative of an overall sentiment from the full representation.
- 3.5 Planning Agents and developers varied in how they submitted responses, some sending an email per client, others sending one email covering a number of clients. In the same way, the comments have been recorded by agent, against each client separately before objections/supporting comments were attributed to each question.
- 3.6 It is important to note that it is not the volume of responses which is given weight, but the substance of the representations as they relate to material local planning considerations. For example, Site A with 500 objections will not be discounted against Site B with 50 objections just because Site A received a higher number of objections. This is because the level of responses made does not mean the planning

issues raised in the comments have more significance. Equally, if one person has raised an issue, say on the impact of development on, or loss of Green Belt, that is taken no less seriously than if 500 people make the same point. It is not 500 times more serious, because more people have objected on that issue.

3.7 The table below shows how many individual or organisations made responses.

Unique Respondents

Preferred Options Consultation	Duly Made	Late/Invalid Responses
Number of Respondents	1690	4
Petitions	3	0

3.8 The table below shows the overall number of comments made by the 1690 respondents in relation to the 12 questions.

Summary of Comments

Preferred Options Consultation Number of Comments Made	Support	Objections	Total
Comments	946	2923	3869
	24%	76%	100%

3.9 The table below show the overall number of comments by question.

Preferred Options Consultation Comments by Question	Support	Objections
Question 1	55 (21%)	202 (79%)
Question 2	47 (32%)	99 (68%)
Question 3	85 (30%)	199 (70%)
Question 4	66 (32%)	140 (68%)
Question 5	69 (16%)	356 (84%)
Question 6	71 (49%)	73 (51%)
Question 7	69 (18%)	321 (82%)
Question 8	300 (19%)	1245 (81%)
Question 9	17 (28%)	43 (72%)
Question 10	38 (51%)	36 (49%)
Question 11	89 (34%)	175 (66%)
Question 12	40 (54%)	34 (46%)
* Support + object do not total number of respondents as some respondents made multiple representations to each question.		
**percentage as total of all representations to question.		

3.10 Section 4 gives a general breakdown of responses per question. The Council has taken into account the issues raised in the full response from each contributor

before responses were redacted and summarised for publication online here: [South Staffordshire - Login \(oc2.uk\)](#)

4. Key Messages

4.1 Question 1 – Evidence Base

Do you agree that the evidence base set out in Appendix A is appropriate to inform the new Local Plan?

- Support 21%
- Object 79%

Key Issues Raised

- Joint working has taken place under Duty to Cooperate; need SocGs
- Evidence base should be expanded
- Contrary to NPPF
- Duty to Cooperate is not a duty to agree
- Housing numbers are based on out of date evidence and are therefore contribution of 4000 towards unmet need is too high (residents)/too low (development industry) and should be revisited and Strategic Growth Study should be updated.
- Special circumstances for release of Green Belt not met; brownfield sites available in West Midlands
- Employment studies should be updated
- Support for use of previously safeguarded land for development
- Concerns about transport/highways and travel
- Lack of facilities and services to support proposed level of growth
- Disagree with tier level of some villages
- Promotion of alternative/additional sites to meet development needs

4.2 Question 2 - Infrastructure

- a) Do you agree that the correct infrastructure to be delivered alongside proposed site allocations been identified in the IDP?
- b) Is there any other infrastructure not covered in this consultation document or the IDP that the Local Plan should seek to deliver?

- Support 32%
- Object 68%

Key Issues Raised

- Development level too low and therefore IDP does not cover necessary infrastructure to support higher level of growth
- Lack of clarity on how infrastructure in Wolverhampton/Stafford will be affected

- Support for Brinsford Park & Ride and Strategic Sites
- Impact on facilities and services in villages for existing residents with proposed level of growth
- Impact on transport network; lack of public transport
- More information required about green infrastructure
- IDP is insufficient

4.3 Question 3 – Strategic vision and policy direction

- a) Have the correct vision and strategic objectives been identified?
b) Do you agree that the draft policies (Chapters 4 and 5) and the policy directions (Chapter 6) will deliver these objectives?

- Support 30%
- Object 70%

Key Issues Raised

- Insufficient quantum of development being proposed, additional Strategic Objective required
- Provision of additional 4000 homes for wider unmet needs not supported
- Support for retention of employment sites and to foster economic growth
- Contribution to unmet need not proportionate
- More clarity required, eg key villages; too vague
- Need to be more spatially specific
- Development should be directed to brownfield land in the West Midlands
- Objectives should take account of empty properties
- Welcome reference to heritage
- Plan period should be extended or aligned with other plans
- Climate change impacts should be a higher priority

4.4 Question 4 – Green Belt and Open Countryside

Do you support the policy approach in Policy DS1 – Green Belt and Policy DS2 – Open Countryside?

- Support 32%
- Object 68%

Key Issues Raised

- Support for land removed from the Green Belt for development needs, but insufficient for realistic growth and long term needs
- Brownfield land in the conurbation should be developed first
- Inconsistency with NPPF, exceptional circumstances not proven
- DS2 is unduly restrictive, should not give same level of protection as DS1
- Green Belt SPD required
- Green Belt should not be built on

- Support from development industry for sites to be removed from the Green Belt in the plan; objections to omission sites

4.5 Question 5 – Spatial Strategy

Do you support the policy approach in Policy DS3 – The Spatial Strategy to 2038?

- Support 16%
- Object 84%

Key Issues Raised

- Housing figures out of date and insufficient to meet wider unmet housing need; uplift should be applied
- Housing requirement overstated, not taken account of updated data and effects of Covid
- South Staffordshire should not have to meet other authorities' housing needs
- Additional sites should be identified
- Plan period should be extended
- Brownfield land in the conurbation should be used as a priority
- More development should be directed to lower tier villages; disagree with tier structure
- Growth should be directed to most sustainable locations
- Villages in South Staffordshire cannot cope with additional development
- Development should be directed to a new settlement
- Impact on environment, air quality, flooding and climate change

4.6 Question 6 – New Settlement

Do you support the policy approach in and Policy DS4 – Longer Term Growth Aspirations for a New Settlement?

- Support 49%
- Object 51%

Key Issues Raised

- Support for new settlement to meet longer term development needs
- Should be built with all necessary infrastructure to be self-sustaining and reduce impact on existing villages
- Long lead in times
- Should not be in Green Belt

4.7 Question 7 – Strategic Housing Allocations

- a) Do you support the proposed strategic housing allocations in policies SA1-SA4?
- b) Do you agree that given the scale of the 4 sites detailed in policies SA1-SA4, these warrant their own policy to set the vision for the site, alongside a requirement for a detailed masterplan and design code?

- Support 18%
- Object 82%

Key Issues Raised

- Impact on and loss of Green Belt/Open Countryside
- Impact on landscape, transport and highway network, environment, wildlife, biodiversity, climate change, existing services and facilities, access to health and social services and education, loss of farming land, increased pollution, flood risk, loss of green space, impact on mental health and wellbeing
- Concerns about housing mix
- Support for rail based Park and Ride at Brinsford
- Support for masterplanning approach
- Brownfield land should be used in preference to Green Belt
- Sites are not deliverable
- Loss of important strategic gaps between South Staffordshire and the conurbation; urban sprawl
- Support from site promoters for the identification of the sites
- Support for the non-identification of alternative sites in Lower Penn

4.8 Question 8 – Non-strategic housing allocations

Do you support the proposed housing allocations in Policy SA5?

- Support 19%
- Object 81%

Key Issues Raised

- Impact on and loss of Green Belt/Open Countryside
- Impact on landscape, transport and highway network, environment, wildlife, biodiversity, climate change, existing services and facilities, access to health and social services and education, loss of farming land, increased pollution, flood risk, loss of green space, impact on mental health and wellbeing, heritage assets
- Concerns about housing mix and affordable housing for young people
- Brownfield land should be used in preference to Green Belt
- Loss of important strategic gaps between South Staffordshire and the conurbation; urban sprawl
- Support from site promoters for the identification of the sites; promotion of omission sites
- Support for the non-identification of alternative sites in Lower Penn
- Other villages are more suitable for development

4.9 Question 9 – Gypsy and Traveller pitch allocations

a) Do you support the proposed pitch allocations in Policy SA6? Yes/No

b) Is there another option for meeting our gypsy and traveller needs, including any alternative site suggestions that could be considered?

- Support 28%
- Object 72%

Key Issues Raised

- Impact on and loss of Green Belt/Open Countryside
- Temporary permissions should not be made permanent
- Issues with antisocial behaviour and social cohesion with settled community
- Support for allocations, and G&T locations to be removed from the Green Belt once allocated

4.10 Question 10 – Employment allocations

Do you support the proposed allocation in Policy SA7?

- Support 51%
- Object 49%

Key Issues Raised

- Overemphasis on development north of M54
- Support for WMI; impact on Penkridge and surrounding settlements
- Jobs should be for local people
- Promotion of omission employment sites
- Strategy should not deny other employment sites being brought forward, particularly if WMI is delayed
- Brownfield land should be used as a priority
- South Staffordshire should make provision for shortfall in employment land availability in the Black Country

4.11 Question 11 – Development Management policies

Do you agree with the proposed policy approaches set out in Chapter 6?

- Support 34%
- Object 66%

Key Issues Raised

- Housing policies – type, tenure and mix, are too restrictive and should be more flexible
- No evidence to justify meeting nationally prescribed house building standards; will impact on viability
- Density assumptions should be increased to preserve Green Belt

- Policies should be NPPF compliant, not bespoke
- Flexibility required regarding EV
- Council does not need to set locally energy efficiency standards but defer to national standards in Building Regulations
- Self-build plots on all sites too onerous; separate custom build sites preferred
- Numerous change of wording and emphasis suggestions put forward to amend policies as proposed

4.12 Question 12 – Strategic policies

- a) It is proposed that the fully drafted policies in this document (Policies DS1-DS4 and SA1-SA7) are all strategic policies required by paragraph 21 of the NPPF. Do you agree these are strategic policies?
- b) Are there any other proposed policies in Chapter 6 that you consider should be identified as strategic policies?

- Support 54%
- Object 34%

Key Issues Raised

- Majority support for strategic policies as proposed
- Need strategic policy to limit impact on climate change
- Some concern that policies SA1 – SA7 are not strategic

5. Summary

- 5.1 The Council undertook wide ranging public consultation with stakeholders, landowners, developers, statutory bodies and local communities in line with the requirements set out in the Town and Country Planning (Local Planning) (England) Regulations 2012, our adopted Statement of Community Involvement (SCI) and under the Duty to Co-operate.
- 5.2 The Preferred Options consultation was held for 6 weeks from Monday 1 November until 5pm Monday 13 December 2021. The document was in the public domain for 6 weeks prior to the consultation starting.
- 5.3 The consultation was widely publicised through a variety of means including the Council's website, social media, direct mailshot, posters, the Council's Review newspaper, and parish councils. Officers were available throughout the consultations to answer queries and discuss the proposals in person, by telephone and through email. In person appointments and virtual online Q&A sessions were held over the 6 week consultation period.
- 5.4 The full, detailed responses to the consultation have been read and recorded and the information in them has been used to inform the next stage of consultation which will be Publication Plan. Summaries of the responses will be available on the consultation system.

Appendix 1

Chapter 3

Question 1:

Do you agree that the evidence base set out in Appendix A is appropriate to inform the new Local Plan? Yes/No

Please provide comments on the content or use of the evidence base set out in Appendix A, referencing the document you are referring to.

Question 2:

- a) Do you agree that the correct infrastructure to be delivered alongside proposed site allocations been identified in the IDP? Yes/No
- b) Is there any other infrastructure not covered in this consultation document or the IDP that the Local Plan should seek to deliver? Yes/No

Question 3:

- a) Have the correct vision and strategic objectives been identified? Yes/No
- b) Do you agree that the draft policies (Chapters 4 and 5) and the policy directions (Chapter 6) will deliver these objectives? Yes/No

Chapter 4

Question 4:

Do you support the policy approach in Policy DS1 – Green Belt and Policy DS2 – Open Countryside? Yes/No

If no, please explain how these policies should be amended?

Question 5:

Do you support the policy approach in Policy DS3 – The Spatial Strategy to 2038? Yes/No
If no, please explain how this policy should be amended?

Question 6:

Do you support the policy approach in and Policy DS4 – Longer Term Growth Aspirations for a New Settlement? Yes/No

If no, please explain how this policy should be amended?

Chapter 5

Question 7:

- a) Do you support the proposed strategic housing allocations in policies SA1-SA4? Yes/No

If no, please explain your reasons for this.

- b) Do you agree that given the scale of the 4 sites detailed in policies SA1-SA4, these warrant their own policy to set the vision for the site, alongside a requirement for a detailed masterplan and design code? Yes/No

Question 8:

Do you support the proposed housing allocations in Policy SA5? Yes/No

Please reference the site reference number (e.g site 582) for the site you are commenting on in your response.

Question 9:

a) Do you support the proposed pitch allocations in Policy SA6? Yes/No

Please reference the site reference number (e.g SS001) for the site you are commenting on in your response.

b) Is there another option for meeting our gypsy and traveller needs, including any alternative site suggestions that could be considered? Yes/No

Please provide details, including a plan for new site suggestions

Question 10:

Do you support the proposed allocation in Policy SA7? Yes/No

Chapter 6

Question 11:

Do you agree with the proposed policy approaches set out in Chapter 6? Yes/No

If no, then please provide details setting out what changes are needed, referencing the Policy Reference number (e.g HC1 - Housing Mix).

Question 12:

a) It is proposed that the fully drafted policies in this document (Policies DS1-DS4 and SA1-SA7) are all strategic policies required by paragraph 21 of the NPPF. Do you agree these are strategic policies? Yes/No

b) Are there any other proposed policies in Chapter 6 that you consider should be identified as strategic policies? Yes/No

If yes, then please provide details including the Policy Reference (e.g HC1 – Housing Mix)

TOWN AND COUNTRY PLANNING (LOCAL) (ENGLAND) REGULATIONS 2012

SOUTH STAFFORDSHIRE COUNCIL

LOCAL PLAN REVIEW

• **PREFERRED OPTIONS**

The Council has published a Preferred Options document for public consultation, together with a number of supporting documents.

There is a 6 week period during which you can make comments on the documents and they are available to view on our website at www.sstaffs.gov.uk/localplanreview.

The documents, response forms and a frequently asked questions sheet are also available at the following locations:

- South Staffordshire Council Offices, Wolverhampton Road, Codsall WV8 1PX on Mondays – Fridays 8.45am to 5.00pm.
- Parish Council offices in the district during their normal opening hours.

If you would like to make any comments, you must do so in writing online at <https://sstaffs.oc2.uk/login> or by email direct to localplans@sstaffs.gov.uk or to the address above.

Consultation Period: Monday 1 November until 5pm Monday 13 December 2021.

For further information please contact the Local Plans Team on 01902 696000 or see our website at www.sstaffs.gov.uk/localplanreview.



South Staffordshire Council

«Organisation»
«Title» «Initial» «Surname»
«Address1»
«Address2»
«Address3»
«PostalTown»
«Postcode»

Please ask for: Strategic Planning Team
Direct Dial: (01902) 696000
Email: localplans@sstaffs.gov.uk

Date: 23 October 2021

Dear Sir/Madam

SOUTH STAFFORDSHIRE LOCAL PLAN REVIEW **PREFERRED OPTIONS CONSULTATION**

We are writing to you because you have made comments previously or asked to be kept updated about the Local Plan, and we are now beginning the third stage of public consultation on the review of our Local Plan which is Preferred Options.

South Staffordshire is approximately 80% Green Belt with the majority of the remainder open countryside, and with only a very small amount of brownfield land. We acknowledge residents' concerns over the impact of the Local Plan review on our Green Belt. However, there are very difficult decisions to be made in balancing providing new homes and protecting as much of the Green Belt as possible. Our aim is to keep Green Belt release to a minimum, using brownfield land where this is available, and non-Green Belt land.

The Preferred Options sets out for the first time, sites for housing, employment and pitches for our Gypsy and Traveller community for the period 2018 - 2038. We have chosen the sites based on robust planning evidence and to meet current national planning policy and our legal Duty to Cooperate with neighbouring authorities.

As well as sites, the Preferred Options contains new and updated policies and there is a great deal of evidence which underpins the plan. This includes Sustainability, Green Belt and Landscape studies and information to explain why sites were selected.

Our consultation runs for 6 weeks from **Monday 1 November until 5pm Monday 13 December 2021**. We welcome your views on our approach, and the evidence which underpins it, including the Infrastructure Delivery Plan and other studies.

To help you make your comments we have produced a [Preferred Options FAQ](#) sheet and as this is a formal stage of consultation you must make your comments in writing by the consultation deadline. The simplest way to make comments is by using our new [Local Plans Consultation Portal](#). Here you can keep track of your comments and they will go direct into the system. If we already have your email details, you just need to request a new password and you can view the plan and make comments online.

The Preferred Options and supporting evidence are available to view online at www.sstaffs.gov.uk/localplanreview and there will be hard copies of the plan at the Council Offices in Codsall and your local parish council office and libraries in South Staffordshire. If you wish to speak to someone from the Local Plans Team about the consultation, there are many ways you can do this. We have some live public consultation events planned (by appointment), online Q&A sessions, virtual appointments or you can telephone on 01902 696000 to speak to us direct. See the information below about how to take part in the events.

We hope you will take the time to be involved and respond to our consultation, but if you have any queries, please contact a member of the Strategic Planning Team.

Yours faithfully

Strategic Planning Team

Sessions are planned for each [Locality](#), however you can attend any session, whether you live in South Staffordshire or elsewhere.

Online Q&A Sessions: 6pm – 8pm

To join a meeting please use link below

[Locality 1](#) – Wednesday 3 November

[Locality 2](#) – Thursday 4 November

[Locality 3](#) – Tuesday 9 November

[Locality 4](#) – Thursday 11 November

[Locality 5](#) – Wednesday 17 November 2021

In Person Locality Sessions: 10.30am – 7.30pm

by appointment only call 01902 696000 to make an appointment

Wombourne Civic Centre - Tuesday 2 November 2021

Bilbrook Village Hall - Wednesday 10 November 2021

Essington Community Centre - Monday 15 November 2021

Coven Memorial Hall – Thursday 18 November 2021

Penkridge, Haling Dene Centre - Monday 22 November 2021

Virtual Appointments (Microsoft Teams): by arrangement call 01902 696000

Telephone: 01902 696000 between 9am and 5pm Monday - Friday

New Sites: if you have land you wish to put forward as part of the Local Plan review, and we do not already hold details, please send a brief description and location plan to localplans@sstaffs.gov.uk This will then be considered as we move forward with the review.



Local Plan Review Preferred Options

Frequently Asked Questions

Key Facts

- **The Preferred Options plan will be published for consultation on 1 November 2021.**
- **New sites for housing, employment and Gypsy and Traveller pitches will be set out in the Preferred Options.**
- **There will be a statutory 6 week period of public consultation when you will be able to make your views known. Comments should be made by 5pm on Monday 13 December 2021.**

What is a Local Plan?

Every local planning authority must produce a Local Plan which sets out the planning framework for their area. It contains the amount of housing and employment growth being planned for in the next few years and where that growth will be located. It also contains policies which will be used to decide planning applications. The policies cover many topics from Green Belt, housing, employment, and open space to design, historic buildings and environmental issues. The Local Plan is just that, local to the area it covers, so the policies in our Local Plan will be tailored to South Staffordshire.

Why are we reviewing our current Local Plan?

All councils have to review their Local Plans at least every 5 years to take on board updated information, particularly about the number of homes needed and we committed to begin this review as part of the Site Allocations document (SAD). The Government is pressing all planning authorities to make good progress with Local Plans, in advance of possible reforms to the planning system, and we need to have ours in place by 2023.

What stage is the Review at?

We carried out an Issues and Options consultation in 2018 and a Spatial Housing Strategy consultation in 2019. We asked for views on the planning issues facing us and what options we could consider, including our preferred approach. This next stage is Preferred Options which sets out the most suitable sites for new housing and employment, based on the planning evidence we have collected.



What is the Council's Preferred Approach?

We are looking first to use land already earmarked for development in our Site Allocations document (SAD) with new growth in villages with the most facilities and services and where there are infrastructure opportunities. With additional development through urban extensions along the border with the Black Country we can provide new homes for South Staffordshire and for our neighbouring authorities, under our legal Duty to Cooperate (see below). We will take account of the impact of development on current infrastructure and explore what opportunities there are for new and improved infrastructure. This approach will, however, lead to Green Belt release and this is something that has been very carefully considered in formulating the options. We will look at brownfield options first, but there is very little available brownfield land in South Staffordshire. We know there are very difficult decisions to be made in providing new homes and protecting the Green Belt as much as we can.

Why do we have to help other Councils out?

All councils must meet a legal test known as Duty to Cooperate. This means we have to engage 'constructively, actively and on an ongoing basis' with our neighbouring authorities over matters which cut across administrative boundaries. South Staffordshire already relies on Wolverhampton and other Black Country councils for shopping, hospitals, higher education and some leisure facilities. We must have looked at ways in which we can help in order to meet our legal duties.

Is 'no development' an option?

The simple answer is no. The Government is clear that housing growth is fundamental to revitalising the economy and the thrust of national planning guidance (NPPF) is to 'boost significantly the supply of housing'. The need for housing is not just a national issue, but a local one too. If we don't plan to deliver this growth ourselves, we will lose significant control over where it might go.

What evidence is used to guide development?

Preparing a Local Plan is not a simple process. The Plan is supported by a robust **Evidence Base** which will look at sustainability, the importance of the historic and natural environment, protecting and enhancing our landscapes, access to jobs and services and many other issues, including impact on the Green Belt. Our evidence is published at each stage of the process so that you can see how the Plan is being developed.

Green Belt and Landscape Studies

We have asked consultants to look at what impact development might have on our Green Belt and the landscape of the district. The studies have been published and will help us to see where the most sensitive areas of landscape in the district are and which areas of Green Belt would be most affected by development.

Are Green Belt and Greenfield the same?

No, greenfield sites are those which have not previously been built on, or where previous development has blended back into the landscape. Brownfield land is previously developed land, although this excludes agricultural buildings. Green Belt is a planning, not environmental, designation and the Green Belt can include land that is both greenfield and brownfield.



Why isn't Green Belt land protected from new development?

The Council is committed to the protection of the Green Belt, and we know there are very difficult decisions to be made when we are looking for new sites. The Government is clear in national policy that Green Belt boundaries may need to be reviewed through the Local Plan. The Inspector who carried out the Examination into the SAD asked us to review our Green Belt capacity and we have looked at all non-Green Belt options, but our preferred approach means that some land will have to be taken out of the Green Belt. We will have to show the Inspector, who decides if the Plan is sound, the reasons why we have chosen to release some Green Belt land.

How much Green Belt will be released?

Sites being proposed to be released from the Green Belt in the Preferred Options amount to around 1.4% of the total Green Belt in the district. Of this, just over half is due to West Midlands Interchange (WMI), a strategic rail freight interchange that was consented at a national level by the Government in 2020. This means that **0.72%** of Green Belt is proposed to be released for housing.

Climate Change

The Local Plan will contain policies which aim to achieve 31% carbon reduction, prior to the Government's Future Homes standards coming into effect, with commercial development reaching excellent or outstanding standards. It will also require electric charging points on new homes and 10% biodiversity net gain on major sites through good design principles.

Consultation

The Preferred Options consultation is carried out under formal planning regulations. There is a 6 week public consultation period for comments to be made. Comments must be made in writing between 1 November and 5pm on 13 December 2021. **Comments made before or after these dates will not be considered.** The responses to the formal consultation will be used to inform the next stage of plan preparation. We also welcome comments on the supporting evidence accompanying the Preferred Options plan.

Discussing the Options

There will be opportunities to discuss the Preferred Options with the Local Plans Team throughout the consultation period. Following the success of parish Q&A sessions, we will be holding 5 separate Locality online events where officers will explain the proposals and you will be able to submit questions for the team to answer. We will also be holding face to face sessions at the Council Offices and in the 5 localities (by appointment to ensure Covid safety), plus online appointments via Teams and telephone. Details of how to participate will be published online.

Preferred Options Public Engagement

New Consultation System

We have a new consultation system in place which will enable you to make your comments direct. You will be able to manage your account and response and see details of other responses when they are published. It's very simple, all you need is your email address to register.

Go to <https://sstaffs.oc2.uk/login>

If you made comments on previous consultations and we have your email address, it will already be on the system. Just put your email address in the Login and click 'I forgot my password'. You will then be sent an email and you can set your own password and start making comments as soon as the consultation is live.

Stay Informed

We will keep our website and Facebook page updated with details of the consultation. We will write to everyone who has made comments previously, or who has registered on our database, to let them know about the consultation, where to find the documents and how to submit a response.

Next Steps

Once the consultation has ended, we will read all comments made and use the information to finalise the plan. It may be that because of comments made, or new evidence, or a change in national policy or guidance, that changes will be made to the Preferred Options. The next stage will be a Publication Plan which will also be published for consultation in 2022.

All the information on the Local Plan review to date and the supporting documents are available online at www.sstaffs.gov.uk/localplanreview

Call for Sites

If you have land you wish to be considered in the review of the Local Plan, please let us have brief details and a location plan localplans@sstaffs.gov.uk



South Staffordshire Council

www.sstaffs.gov.uk

Council Offices
Codsall
South Staffordshire
WV8 1PX

Tel: 01902 696000
or email **localplans@sstaffs.gov.uk**

Delivering affordable homes



The district is now starting to see some of the positive results from the sites that were given the go ahead in the Council's Site Allocations document (SAD), the plan that identifies specific sites to provide new homes in some

of our larger villages

This SAD was adopted in 2018 and sites in the following areas now have full planning permission - Pendeford Mill Lane in Bilbrook, Engleton Lane in Brewood, School Lane in Coven, Hyde Lane in Kinver, and three sites in Wombourne in Ounsdale Road/Giggetty Lane, Beggars Bush Lane and Bridgnorth Road.

Just from these sites alone, there will be:

- Around 300 additional affordable homes providing a mixture of social rented and shared ownership properties to meet a range of needs.
- Another 50 bungalows and additional single storey homes to support the district's ageing population.
- Almost 550 two and three-bedroom homes, both private and affordable, to help young families find their first home and allow older people to downsize into a more manageable property. This relates to around 75% of the properties granted planning permission.

"These sites support our strong track record of providing affordable homes and we are proud to say they are delivering," said Councillor Roger Lees, Deputy Leader and Cabinet Member for Planning and Regulatory Services. "Even more affordable homes and bungalows are in the pipeline and have outline planning permission."

West Midlands Interchange decision

On Monday 4 May 2020, the Secretary of State for Transport the Rt Hon Grant Shapps MP granted a Development Consent Order (DCO) to construct a new Strategic Rail Freight Interchange (SRFI) with warehousing and other associated development on land west of Junction 12 of the M6 motorway at Four Ashes in South Staffordshire.

For information about the West Midlands Interchange, visit:

<https://www.sstaffs.gov.uk/planning/west-midlands-interchange.cfm>

<https://infrastructure.planninginspectorate.gov.uk/projects/west-midlands/west-midlands-interchange/>

<http://www.westmidlandsinterchange.co.uk/>

Local Plan review update

The review of the Council's Local Plan is still underway. This plan provides the long-term planning framework for South Staffordshire and contains policies to help the Council decide planning applications and appeals.



"Although progress on the Local Plan review has been delayed by the COVID-19 pandemic, it is still very important that we plan for the needs of our local communities in the years to come," explained Councillor Roger Lees, Deputy Leader and Cabinet Member for Planning and Regulatory Services. "Young families and older people alike will need new homes, and the jobs provided by the construction industry and in the supply chain will help the local and national economy get back on track."

As part of the review, the Local Plans team is continuing its work reading through all the responses sent as a result of the Spatial Housing Strategy consultation held in late 2019. This generated a wide range of responses - from support for using existing sites and the use of brownfield land to objections about the loss of Green Belt land and the impact of new development on infrastructure.

"All responses will be taken on board as we move towards the next stage," continued Councillor Lees. "Members will continue to be involved in reviewing the evidence, discussing the final approach and site selection, and how best to meet the needs of our own communities and how we meet our duty to work with other councils in preparing our plan in line with Government guidance."

The next stage of consultation - the 'Preferred Options' stage - was originally scheduled to take place in Spring 2020. However, this consultation has now been delayed and further information about a revised timeframe for progressing the Local Plan will be issued shortly. Details will be updated on the Council website and if you have previously made comments on the Local Plan review, there is no need to contact us again as we will get in touch automatically.

Make sure you have your say

Do you want to know more about the Local Plan?

Want regular updates about the Local Plan review?

Be the first to know about any new consultations by signing up to receive planning alerts from South Staffordshire Council.

Visit: www.sstaffs.gov.uk/localplanupdates

Email: localplanreview@sstaffs.gov.uk



Western extension main works underway

Expansion works at i54 South Staffordshire are running ahead of schedule with the construction of fully-serviced factory platforms now underway. Advanced works involving site clearance, land investigation and testing across a 60-acre site were completed in July, just two months after the opening of a newly-built access road. The main works are expected to be completed next year and it is anticipated new occupiers could start arriving from 2022, providing around 1,700 new jobs.



Left to right: Councillor Mark Winnington, Cabinet Member for Economic Growth at Staffordshire County Council, Councillor Stephen Simkins, Cabinet Member for City Economy at the City of Wolverhampton Council, and South Staffordshire Council Leader, Councillor Brian Edwards MBE.

A £150,000 contribution to the western extension scheme will support a plan to boost employment skills, training and recruitment to local people, helping them to access the newly generated jobs, and the partners have also agreed a further £500,000 to support and promote sustainable travel activities. In addition, £50,000 has been granted to Pendeford Hall Nature Reserve to help continue and develop its education, health and wellbeing, and personal and social skills development outdoor activities for local communities.

Councillor Brian Edwards MBE, Leader of South Staffordshire Council, said, "All of the partners associated with i54 South Staffordshire are committed to supporting the local economy and bringing more jobs and investment to the area. Our award-winning work continues at pace despite the COVID-19 pandemic and the new western extension is really starting to take shape and show its full potential now the construction of the fully-serviced factory platforms is underway. It's encouraging news about this outstanding business location and I'm very proud to support this project."

Revised timetable for Local Plan Review



In August 2020, the Government announced that it was consulting on proposed changes to the planning system, including wide-ranging changes to the Local Plan process.

Consultation is a very important part of the review process and restrictions caused by the pandemic have affected consultation on the Council's Local Plan, which provides the long-term planning framework for South Staffordshire. A revised timetable had been agreed by our elected Members, rescheduling consultation on the 'Preferred Options' stage to Summer 2021.

However, Councillor Roger Lees, Deputy Leader and Cabinet Member for Planning and Regulatory Services, said, "It's vital we review and respond to the Government's proposed wide-reaching planning changes and how these proposals will impact upon the residents, businesses and environment of South Staffordshire. We will await the final outcomes from the Government, but our aim remains to ensure that we have a strong planning framework for the future of South Staffordshire, which will provide much needed homes and jobs, and help revitalise the local economy."

To receive regular updates about the Local Plan, please email your comments to localplans@sstaffs.gov.uk. If you have made comments about the Local Plan, we will contact you automatically.

Planning hints and tips

To find out more about the Council's planning services including Local Plans, Development Management and Planning Enforcement, visit our planning pages www.sstaffs.gov.uk/planning

This includes a new Public Access system on the Council website where you can check the progress of live applications, view plans and application details, search the weekly list of applications and decisions, and comment on live applications. <https://www.sstaffs.gov.uk/planning/comment-on-planning-applications.cfm>

You can also sign up to receive planning alerts from the Council with My Account, the Council's one stop shop, which gives you online access to council services 24/7. www.sstaffs.gov.uk/myaccount

If you're thinking about adding an extension to your home, replacing or enlarging your driveway or maybe adding a conservatory, you may need planning permission to carry out the works. Always check to see if you need permission before you start your project.

For useful information and general planning advice, visit: www.planningportal.co.uk



Spotlight on Planning Enforcement

Our Planning Enforcement Team plays an important role in making sure that development is being carried out properly and investigating when work is being carried out without permission.

This can range from unauthorised development, unauthorised works to listed buildings and trees, changes of use of land and buildings, or breaches of planning conditions. Not all complaints to the Council are covered by the Planning Enforcement Team, for example land ownership or party wall disputes, or roads, highways and traffic obstructions. You can find out more here: www.sstaffs.gov.uk/planning/planning-enforcement.cfm

Once a report has been made, officers will investigate thoroughly, looking at the history of the site and the planning policies that apply. Sometimes, all that is needed is the proper planning permission and we give advice to try to remedy breaches and work with landowners wherever possible to put things right. This isn't always the case and some investigations can take a long time with a lot of hard work and negotiation to bring about a satisfactory conclusion, as was the case in Great Wyrley which is outlined below.

Keeping on top of unauthorised development and other breaches of planning control often gets a bad press despite the hard work of our planning enforcement officers. However, the determination of our Enforcement Team paid off recently when a landowner finally cleared a site which had caused issues for a local community in Great Wyrley since 2017.

Local residents reported a site off Jacobs Hall Lane where waste was being stored and a junkyard had built up. Negotiations with the landowner to clear the land were unsuccessful and as a result, Planning Enforcement Notices were served on the landowner. These were appealed and led to a Public Enquiry being held at the Council Offices in 2018.

After hearing the evidence, the Inspector dismissed the appeal and with this backing, the Enforcement Team had the authority they needed to press the landowner to clear the site.



In August 2020, a final site visit was carried out, and it is clear from the before and after pictures that after three years of continued effort, this was a win not only for the Council, but for the local community too.

Local Plan Review update

We are still aiming to consult on the next stage of the review, Preferred Options, later in 2021 and the focus now is preparing our evidence base and working with elected Members on the assessment and selection of sites.



There is a huge amount of work supporting the review of the Local Plan and the studies and reports are used to help us to decide the best locations for development. You can see this evidence for yourself on our website and the studies include Green Belt, Landscape, Sustainability, Climate Change, Biodiversity and other topics such as the historic environment and sports facilities and open spaces. We also work with other organisations and partners on highways, flood risk and health issues.

Cllr Roger Lees, Deputy Leader and Cabinet Member for Planning and Regulatory Services said: "Getting the right development, in the right place, needs careful consideration and Members are taking on board all the evidence to make sure that the decisions we make are robust.

"There is no doubt there are some difficult decisions to be made between protecting the Green Belt and providing a strong planning framework for the future of South Staffordshire which will provide much needed homes and jobs, and which will help revitalise the economy."

To see the evidence that has been published so far, go to www.sstaffs.gov.uk/localplanreview



Keep in touch

To receive updates about the Local Plan review please email localplans@sstaffs.gov.uk with your contact details. Don't forget, if you have made comments previously on the Local Plan we will write to you automatically.



Call for Sites - What is it? What does it mean?

We receive a lot of enquiries about land that has been put forward to the Council for future housing and employment development.

These are known as “site suggestions” and all local planning authorities must keep a public register of land which is known as a Strategic Housing and Employment Land Availability Assessment or SHELAA.

Unfortunately there is a lot of misunderstanding and misinformation, particularly on social media, about the role of the SHELAA and the sites that are on the register.

A Call for Sites is a way councils can ask landowners to put forward land for inclusion on the register. Any land can be put forward, whether it is in the Green Belt or currently in use, and sites can be suggested for just one house or for larger scale development.

However, being on the register of available land is not an automatic green light for development. Some landowners and developers promote their land with details of how they see the land being developed, but this does not mean planning permission will be granted. You can't object to a site being on the register - it is simply a list of available land.

Sites are chosen through the review of the Local Plan, which is the only way land can be removed from the Green Belt. The review process takes a long time, with opportunities for public consultation throughout the process, culminating in a public examination by an independent planning inspector.

All the sites suggested to us can be seen on our interactive Local Plan map. We currently have over 600 sites registered, far more than are needed for our Local Plan review. But remember, it's not the SHELAA that decides which sites will be chosen.

For more information contact the Local Plans Team at localplans@sstaffs.gov.uk

Local Plan Review update

Work is ongoing on the preparation of our Preferred Options plan which we are aiming to publish later this year for public consultation, subject to member agreement. The Preferred Options will set out our preferred sites for housing and employment, Gypsy and Traveller pitches and the types of policies we will need in the final adopted Local Plan.

As soon as a date has been agreed for consultation, we will write to everyone on our database to let them know and we will publish the plan and the supporting evidence on the Council's website. Full details of how we will engage with communities will be made available nearer the time.

To see the evidence that has been published so far, go to www.sstaffs.gov.uk/localplanreview

Sewer Prosecution

National house building company Morris Homes has been fined at Court after being successfully prosecuted for breaching planning conditions.

The Council took builders Morris Homes to court for not rectifying an unauthorised sewage and drainage system at Salters Meadow, Cheslyn Hay. The company admitted not complying with a Breach of Condition order at Cannock Magistrates' Court on April 27 and was fined £1,000 and ordered to pay the Council's costs and a £100 victim surcharge.

Cllr Roger Lees, Deputy Leader and Cabinet Member for Planning and Regulatory Services said: “It's a great pity that the Council have had to follow the legal process this way. However, the company has now submitted two alternative drainage and sewage schemes which we will now be considering.”

Morris Homes installed a sewage pumping station in 2014, saying it was a temporary solution, but a year later the company submitted plans to make the station permanent. The application was refused on the grounds that it wasn't acceptable and its decision was backed by the Planning Inspectorate in June 2018 after an unsuccessful appeal by the housebuilder.

Salters Meadow resident Andrew Dodd said he was pleased that the Council's court case had resulted in the housebuilder admitting the sewage system was not fit for purpose. He added: “Morris Homes has shown a complete lack of regard for residents over the years and still do. We hope that Morris Homes work with the District Council and Severn Trent to ensure that this is installed in a timely fashion to finally allow residents to get on with their lives.”

Keep in touch

To receive updates about the Local Plan review please email localplans@sstaffs.gov.uk with your contact details. Don't forget, if you have made comments previously on the Local Plan we will write to you automatically.



Local Plan Review - Preferred Options and Next Steps

Members are driving the development of the new Local Plan for South Staffordshire, and consultation on preferred options is now taking place until 5pm on Monday, December 13 2021.

This is your opportunity to make comments on the plan.

The preferred options set out sites for housing and employment, and for pitches for our Gypsy and Traveller community.

Our new plan will cover the period from 2018 up to 2038 and aims to provide for the needs of our residents in South Staffordshire, and some housing for our neighbouring authorities under our legal Duty to Cooperate.

We have chosen our preferred sites based on robust planning evidence with infrastructure at its heart.

We know that there are significant challenges in meeting national requirements, and providing new homes for our local communities, whilst protecting our Green Belt wherever possible.

There are opportunities to discuss the options with members of the Local Plans Team at locality-based question and answer sessions, pre-booked face-to-face appointments and by phone and online meetings.

The Government is pressing all planning authorities to make good progress with Local Plans, in advance of possible reforms to the planning system, and we need to have ours in place by 2023.

Your views will help us to shape the future of South Staffordshire and build on our strong track record of providing affordable homes and jobs and bring about new or improved local services and facilities and public open spaces.

Comments made to the consultation need to be made in writing. They will be carefully considered by the Local Plans Team and will feed into the preparation of the next stage of consultation which will be the Publication Plan, due to be published in 2022. To view the Preferred Options go to www.sstaffs.gov.uk/localplanreview

Consultation Portal

It is now really quick and simple to register on our Local Plans consultation system - all you need is an email address. The system is easy to use and you can view and make comments on live consultations. Find it at sstaffs.oc2.uk/login

If you have previously commented on a consultation or registered your interest, you will have been added automatically. To activate your account, just put your email address in the login and if it is recognised you will need to request a new password (click *I can't remember my password*). If we don't have your email address, then follow the instructions online to get set up.

When a consultation is finished you will be able to see your comments and those of other people and organisations all in one place.

If you need any more information see www.sstaffs.gov.uk/localplans or email localplans@sstaffs.gov.uk

Now you see itnow you don't!

Our planning enforcement team was alerted to a new four-bedroom house which sprang up in the Green Belt in Trysull without permission.

The house was built in 2019 and the owners needed to submit a retrospective planning application to try and put things right, but this was resolutely refused.

The landowner appealed the council's decision, but this was soundly dismissed by the Planning Inspectorate in April this year. A Planning Enforcement Notice was then served to force the removal of the unauthorised house, resulting in the structure being demolished.



Before



After

We hope this sends out a very strong message to landowners that the council will take firm action against unauthorised development when we need to.

Keep in touch

To receive updates about the Local Plan review sign up on our new consultation portal or visit

www.sstaffs.gov.uk/localplanreview

Don't forget, if you have made comments previously on the Local Plan we will write to you automatically.





New homes... new jobs

What will South Staffordshire look like in the future?

South Staffordshire Council is preparing a new Local Plan which will deliver new market and affordable homes and new jobs right across the district.

We want you to be involved as the Local Plan is developed and the best way to do this is by signing up for automatic updates at www.sstaffs.gov.uk/localplanupdates or sending your details to localplanreview@sstaffs.gov.uk

Sign up now and check the website or our Facebook page for the most up-to-date information.

**The Local Plan affects everyone in South Staffordshire -
so don't miss out!**

Your district, your views, your future.



South Staffordshire Council

Details of Engagement with Residents – Local Plan Review 2018 to Date

Date	Medium	Method
Autumn 2018	South Staffordshire Review Issue 71 Page 13	Hard copy delivered to every household in South Staffordshire; copy on Council website
8 October – 30 November 2018	Issues and Options Consultation (Regulation 18)	<ul style="list-style-type: none"> • Hard copies at Council Offices; 27 parish councils; 9 libraries in South Staffs • Council website • Direct mailshot LP Database letters and emails • Social Media incl video • Public Notice E&S • Articles in E&S • Posters at Council Offices and parish council offices • 3 Face to face drop in sessions at Codsall, Penkridge and Wombourne • Council Officers available for appointments at Council Offices or by telephone
Spring 2019	South Staffordshire Review Issue 72 Page 13	Hard copy delivered to every household in South Staffordshire; copy on Council website
Summer 2019	South Staffordshire Review Issue 73 Page 15	Hard copy delivered to every household in South Staffordshire; copy on Council website
17 October – 12 December 2019	Spatial Housing Strategy and Infrastructure Delivery Consultation (Regulation 18)	<ul style="list-style-type: none"> • Hard copies at Council Offices; 27 parish councils; 9 libraries in South Staffs • Council website • Direct mailshot LP Database letters and emails • GovDelivery • Social Media incl video • Public Notice E&S • Articles in E&S • Posters at Council Offices and parish council offices • Council Officers available for appointments at Council Offices or by telephone
Winter 2019/20	South Staffordshire Review Issue 74 Page 15	Hard copy delivered to every household in South Staffordshire;

		copy on Council website
Spring 2020	South Staffordshire Review Issue 75 Page 15	Hard copy delivered to every household in South Staffordshire; copy on Council website
March 2020	A5 Leaflet regarding Local Plan Review	Hard copy sent out to every household with annual Council Tax bills.
Autumn 2020	South Staffordshire Review Issue 76 Page 17	Hard copy delivered to every household in South Staffordshire; copy on Council website
Winter/Spring 2021	South Staffordshire Review Issue 77 Page 17	Hard copy delivered to every household in South Staffordshire; copy on Council website
Summer 2021	South Staffordshire Review Issue 78 Page 17	Hard copy delivered to every household in South Staffordshire; copy on Council website
August/Sept 2021	Pre-preferred Options FAQs	Social media and GovDelivery
Autumn 2021	Preferred Options Consultation (Regulation 18)	<ul style="list-style-type: none"> • Hard copies at Council Offices; 27 parish councils; 9 libraries in South Staffs • Council website • Direct mailshot LP Database letters and emails • GovDelivery • Social Media incl video • Public Notice E&S • Articles in E&S • Posters at Council Offices and parish council offices • Podcast • Parish Council evening Q&A • 5 Locality online evening Q&A sessions • 5 Locality face to face appointment days 10am-7.30pm • 2 Development Industry face to face appointment days • Council Officers available for appointments at Council Offices or by telephone
Winter 2021	South Staffordshire Review Issue 79 Page 17	• Hard copy delivered to every household in South Staffordshire; copy on Council website

Above all accords with the Council's adopted Statement of Community Involvement (SCI)
Council website updated at every stage of Local Plan review process.

Strategic Planning Team



South Staffordshire Council

www.sstaffs.gov.uk

Council Offices
Codsall
South Staffordshire
WV8 1PX

Tel: **01902 696000**
or email localplans@sstaffs.gov.uk

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