

South Staffordshire Council

South Staffordshire Local Plan

Local Plan Review

Spatial Housing Strategy (SHSID) Consultation Statement

November 2021

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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 2038 and we have begun the process by collecting evidence and undertaking the first of a number of public consultations as part of the review process. The most recent consultation was Spatial Housing Strategy and Infrastructure Delivery (SHSID) and was held in late 2019.
- 1.3 This Statement describes the public consultation undertaken by the Council in relation to the Local Plan review SHSID 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 SHSID consultation. It also highlights some of the key messages that have emerged from the consultation that have informed the preparation of the Council's Preferred Options.
- 1.4 The SHSID consultation was carried out to meet the requirements set out in the Town and Country Planning (Local Planning) (England) Regulations 2012. It was a discrete additional consultation carried out prior to Preferred Options and looked at broad locations for housing growth and alternative strategies. 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 Issues and 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.
- 2.3 Anyone who makes representations to any Local Plan consultation is automatically added to the database. There was also an opportunity for people to register themselves using an online form on our consultation webpage <https://www.sstaffs.gov.uk/planning/local-plans-recent-news.cfm>. (This has now been superseded by an online consultation portal.)

Duty to Co-operate

- 2.4 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 – Spatial Housing Strategy and Infrastructure Delivery (SHSID) Consultation

- 2.5 The purpose of the Local Plan review SHSID consultation was to look specifically at the housing issues facing the district, to set out strategy options and to gain views on South Staffordshire contributing towards a wider GBHMA need; more specifically the Black Country with whom there are cross boundary connections with South Staffordshire. The consultation was not site specific but identified possible broad locations for growth and a preferred strategy, Option G. This would provide a basis to proceed to Preferred Options and the identification of development sites.
- 2.6 The SAD committed us to carrying out an early review of the Local Plan (Policy SAD1) in order 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 region.

- 2.7 Consultation on the SHSID for the Local Plan review was carried out for 8 weeks from Thursday 17 October until 5pm Thursday 12 December 2019.
- 2.8 The SHSID consultation sought views on 7 alternative strategy options which ranged from a non-Green Belt strategy, meeting only our own needs to Option G which would lead to Green Belt release and development in locations adjacent to the Black Country which would make an up to 4000 contribution to their housing shortfall.
- 2.9 We published a number of consultation documents which included:
- [Spatial Housing Strategy October 2019](#)
 - [Appendix 3 Strategy Options Rationale](#)
 - [Appendix 4 Indicative Growth Tables](#)
 - [Appendix 5 Policy and Physical Constraints](#)
 - [Appendix 6 Site Selection Methodology](#)
 - [Spatial Housing Strategy FAQs](#)
 - [Infrastructure Delivery Plan 2019](#)
 - [Sustainability Appraisal 2019](#)
 - [Habitats Regulations Assessment Review 2018](#)
- 2.10 The SHSID locations for growth also reflected locational opportunities to consider infrastructure which has been a concern of elected Members and local communities.
- 2.11 There were other documents published at the same time as the consultation documents including South Staffordshire and Black Country Green Belt and Landscape Assessment studies. Whilst we received comments on these documents which have been recorded, they did not form part of the formal consultation process.

Publicity and Procedures

- 2.12 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. Copies of documents could also be purchased at the Council Offices.. The documents were made available online on the Council's website, including and explanatory video, at www.sstaffs.gov.uk/localplanreview and remain available for information. They were also provided in hard copy at:
- Reception, Council Offices, Wolverhampton Road, Codsall
 - All 27 South Staffordshire Parish Councils
 - Local libraries in South Staffordshire
- 2.13 We provided a pdf response form on the Council's website and a word document which could be made available on request. However we encouraged people to

make representations electronically by email to a dedicated mailbox, localplanreview@sstaffs.gov.uk. The majority of individual representations were received electronically by email, followed closely by paper forms provided by action groups which were submitted by post/hand, and finally letters. For the first time in a Local Plan review consultation, there were specific requests for an online form to be provided and this is something which will be taken forward once the software is available. Examples of the Council's response forms and comment sheet can be seen in Appendix 1.

Media

- 2.14 A public notice was placed in the Express and Star and Chronicle newspapers on Thursday 17 October 2019. Information about the consultation was also regularly featured on the Council's Facebook page over the 8 weeks, including a short video to explain the consultation purpose. Articles were published in the Council's Review newspaper Edition 72 and 73 Spring and Summer 2019 which were delivered to every household in the District. Copies of the public notice and Review Articles can be seen in the Appendix. We were made aware that the consultation also featured and was discussed in local Facebook groups such as Perton Residents' Page, Essington Live, Wombourne Online, Penkridge Matters, Bilbrook Codsall and Surrounding Areas and Kinver Past and Present.
- 2.15 Council officers were available at the Council Offices in Codsall to discuss the Issues and Options documents during normal working hours (8.45am – 5pm, Monday - Friday) for the 8 week consultation period.

3. Responses to the Consultations and Key Messages

- 3.1 There were over 4100 responses to the consultation and copies of the original redacted responses are available here: [Spatial Housing Strategy Consultation Responses South Staffordshire Council \(sstaffs.gov.uk\)](https://www.south-staffordshire.gov.uk/consultation). Even though the consultation was not site specific, by far the majority of representations from members of the public related to specific sites that had been submitted to the Council's SHELAA. In this consultation there was also a significantly higher number of objections from people living outside of South Staffordshire who lived near to a promoted site.
- 3.2 Responses have been put into 4 different categories which are:
- 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
- 3.3 The table below shows the numbers of responses received for the consultation. It is important to note that some respondents made more than one submission to the

consultation. Many respondents also signed petitions and action group forms in addition to any responses they had made as individuals.

Summary of Responses Received

SHSID Consultation	Duly Made	Late/Invalid Responses	Total
Statutory Bodies	60	1	61
Agents/Developers	224	1	225
General Public and other Responses	3784	35	3819
Petitions	8	0	8
Total	4076	37	4113

- 3.4 In the Spatial Housing Strategy main document the Council posed 10 questions. Some respondents answered these questions, but the majority gave their own views on the Spatial 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 related to site specific issues and the promotion of sites.

Spatial Housing Options

- 3.5 The Council proposed 7 Spatial Housing Options through the SHSID:

Housing Option A	Maximising Open Countryside release <ul style="list-style-type: none"> Significant new allocations in Penkridge and Wheaton Aston Meets South Staffordshire's housing needs Doesn't deliver proposed contribution to wider unmet housing needs
Housing Option B	Prioritising Green Belt land release in areas of lesser Green Belt harm Housing focussed in: <ul style="list-style-type: none"> Tier 1 to 4 villages (75%) Urban extensions and wider rural area (25%)
Housing Option C	Carry forward existing Core Strategy strategic approach to distribution Housing focused in: <ul style="list-style-type: none"> Tier 1 and 2 Villages (90%) Tier 3 Villages (10%)
Housing Option D	Maximising sites in areas identified in the GBHMA Strategic Growth Study Housing focused in: <ul style="list-style-type: none"> Tier 1 to 4 Villages (70%) Urban extensions and wider rural area (30%)
Housing Option E	Addressing local affordability issues and settlements with the greatest needs Housing focused in:

	<ul style="list-style-type: none"> • Tier 1 -4 Villages (60%) • Urban extensions and wider rural area (40%)
Housing Option F	<p>Giving first consideration to Green Belt land which is previously developed or well-served by public transport</p> <p>Housing focused in:</p> <ul style="list-style-type: none"> • Tier 1 to 4 villages (60%) • Urban extensions and wider rural area (40%)
Housing Option G Preferred Option	<p>Infrastructure-led development with a garden village area of search beyond the plan period</p> <p>Housing focused in:</p> <ul style="list-style-type: none"> • Tier 1 to 4 Villages (60%) • Urban extensions and rural villages (40%)

Action Groups

- 3.6 Social media (mainly Facebook) played a large part in the dissemination of information to residents from Action Groups. The Local Plans Team responded to requests for information from Action Groups, however despite this, a high level of responses were received.
- 3.7 Regarding objections influenced by action groups, some of the groups provided a complete response, with the respondent only having to add name and address details; some were subdivided by heading topics with space for the respondent to 'fill in the blanks'; and other groups provided a crib sheet with generic model responses for respondents to copy and paste into their own email or letter.
- 3.8 All but one of the Action Groups were formed in relation to land in Locality 5; the exception was one Action Group in Locality 3 which formulated a standard response in relation to several different issues.

4. Key Messages from Residents' Responses by Locality

Locality 1 – Penkridge, Huntington, Hatherton, Dunston, Coppenhall, Bednall, Acton Trussell et al

- 4.1 There was a relatively low response rate from local residents in Locality 1 to the consultation. Locality specific responses can be summarised as follows:
- Support for Option G (the Council's preferred approach)
 - Support for smaller satellite developments at Dunston, Rodbaston or Gailey, rather than a single large new settlement
 - Support from residents in other Localities (mainly from Locality 4) for a new settlement at Dunston or other non-Green Belt land north of Penkridge.

Locality 2 – Brewood, Coven, Wheaton Aston, Lapley, Blymhill et al

- 4.2 There was a relatively low response rate from local residents in Locality 2 to the consultation. Locality specific responses can be summarised as follows:

- Development at Engleton Lane should not have been allowed; no confidence in planning process
- Wheaton Aston is not a sustainable location for large scale development (400+ homes)
- Additional land suggestion at Chillington Estate

Locality 3 – Cheslyn Hay, Great Wyrley, Shareshill, Featherstone, Essington, Saredon et al

4.3 There was a high level of responses originating from Locality 3 and neighbouring urban areas. The majority of responses were received as a pro forma response prepared and distributed by an Action Group (approx. 500). Of these responses there was a high number from residents who lived in Wolverhampton/Walsall, who were located close to SHELAA sites at Linthouse Lane and Yieldfields Farm. Locality 3 specific responses can be summarised as follows:

- Support for Option G
- Support for no development proposed at Cheslyn Hay/Great Wyrley.
- Support for an infrastructure led approach.
- ROF Featherstone site is the most sustainable option for new houses.
- Schools and health services and facilities oversubscribed in Cheslyn Hay.
- Action Group Pro Forma key points:
 - Concerns over influence of Sustainability Appraisal to specifically support preferred strategy, and focus of IDP on Option G
 - Lack of evidence on brownfield site capacity in the GBHMA to meet unmet need
 - No evidence of how South Staffordshire's own housing need has been calculated
 - Concern over contribution of other authorities to meet GBHMA unmet need
 - Some locations for growth not providing infrastructure
 - South Staffordshire's contribution to the unmet need and the amount of urban extensions proposed should be reduced, and safeguarded land should be identified for small and medium sites with good transport links

Locality 4 – Bilbrook, Codsall, Perton, Pattingham et al

4.4 Codsall, Bilbrook and Perton Parish Councils held their own consultation events to assist residents in the understanding of the SHSID consultation and to help formulate responses. These meetings influenced the responses received resulting in a high level of responses and Locality 4 specific responses can be summarised as follows:

- Support for Option A.
- Support for approach outlined by Codsall Parish Council.

- Support for a new settlement to meet all development needs, rather than in village locations, in non-Green Belt land in the north of the district, especially Dunston.
- The categorisation of Tier 1 settlements based on the proximity to a railway station is flawed.
- Cheslyn Hay and Great Wyrley have areas of Green Belt that are less sensitive than Codsall; these should be utilised first.
- Green Belt Study has been carried out in order to downgrade areas of open space to facilitate development.
- Loss of open space or space allocated for sport and recreation is indefensible.
- Increase density rather than taking Green Belt land.
- Codsall and Bilbrook has already received a higher proportion of allocations in the SAD.
- Locality 4 has a higher level of development proposed than other localities.
- Lack of support to provide homes for the Black Country under DtC.
- Sufficient brownfield land in Black Country to meet development needs.
- Retain strategic gap between South Staffordshire and Wolverhampton.
- Perton South Action Group put forward a case for a Strategic Gaps policy.
- Fears for boundary changes that would see Perton moved under Wolverhampton.
- Lack of parking in village centres.
- Length and timing of consultation insufficient.

Locality 5 – Wombourne, Kinver, Swindon, Himley, Lower Penn, Seisdon, Trysull et al

4.5 By far the highest response levels were made in Locality 5, due in the main to the influence of action groups in relation to land promoted through the SHELAA. This accounted for around a third of all representations received. The action groups related to promoted sites at North of Himley, Pennwood Farm (Seven Cornfields), Lower Penn, Clent View, Ridgehill Wood, Wordsley and Kingswinford.

4.6 Responses from residents living in Locality 5, were significantly outnumbered by responses from residents in Wolverhampton, Dudley and Stourbridge. Locality 5 specific responses can be summarised as follows:

- Support for Option A
- Support for Option G
- Objection to Option G
- Wombourne/Kinver has received enough housing development in SAD.
- Objections to any development along Poolhouse Road (safeguarded land).
- Highways in Wolverhampton/Stourbridge/Dudley are already at capacity, cannot cope with additional volume of traffic.
- GP surgeries are struggling without new development adding to burden.
- Green Belt Study has been carried out in order to downgrade areas to facilitate development.

- Opposition to change in Greenbelt status Sites 337, 338, 560, 565, 566, 567 as part of site locations S71b and S71c.
- Brownfield first approach.
- South Staffordshire is unfairly unloading its housing need in areas close to Wolverhampton/Dudley.
- South Staffordshire will collect Council Tax, but burden of new housing will fall on Dudley/Wolverhampton. The impact will all be on infrastructure outside of South Staffordshire; GP, education, road etc.
- Dudley does not have a shortfall of housing.
- The Black Country is not aware of South Staffordshire's intentions.
- Loss of Ancient Woodland at Ridgehill Wood
- Impact on Himley Hall
- Loss of greenspace/amenity space.
- Impact on health and wellbeing through loss of green space.

5. Key Messages from Statutory and Stakeholder Responses

- 5.1 There was support from the four Black Country authorities for the Council's approach at Option G and the Association of Black Country Authorities (ABCA) requested that the proposed 4000 contribution towards unmet housing need in the GBHMA should be specifically for the Black Country. There was also general support from other local authorities for Option G and the level of contribution to the GBHMA shortfall.
- 5.2 Despite the ABCA letter referred to above we received a number of objections to the identification of broad locations adjacent to the conurbation from councillors in Dudley, Stourbridge and Wolverhampton.
- 5.3 GP surgeries at Featherstone, Bilbrook, Wombourne and Perton asked to be kept informed of the level and location of new housing and to be involved in discussions as the review progressed.
- 5.4 Responses from parish councils was split between those which supported Option G and those which thought the level of growth was too high. There was general support for the new settlement option which would lead to lower levels of growth in existing settlements.
- 5.5 Staffordshire Wildlife Trust did not agree that the evidence was sufficiently robust and requested the Council provide a Nature Network Recovery Plan as part of the evidence base.

6. Key Messages from Agent and Developer Responses

- 6.1 In general, the majority of responses from planning agents and developers related to the promotion of their individual sites. There was support for the principle of Option G as the best option, but many felt the 4000 contribution towards unmet

housing need was too low and should be increased. There was also support for the identification of safeguarded land/reserve sites to be identified in the plan.

7. Green Belt and Landscape Studies

- 7.1 There was general support for development to be located outside areas of Green Belt classified as very high harm, and for the use of non-Green Belt locations and safeguarded land before Green Belt release.
- 7.2 CPRE and the majority of responses from residents questioned the necessity of releasing land from the Green Belt and advocated the use of brownfield land in the Black Country, and increased densities.
- 7.3 Many residents felt that the Green Belt Study had been undertaken with the express intention of 'downgrading' areas of Green Belt land to make them more likely to be developed.

8. Summary

- 8.1 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.
- 8.2 The SHSID consultation was held for 8 weeks from Thursday 17 October until 5pm Thursday 12 December 2019.
- 8.3 The consultations were widely publicised through a variety of means including the Council's website, South Staffordshire Council Facebook page, 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.
- 8.4 The responses to the consultations have been read and recorded and the information in them has been used to inform the next stage of consultation which will be Preferred Options.



Local Plan Review Consultation Response Form

Part A: Your Details (Please Print)

Please ensure that we have an up to date email address wherever possible, or postal address, at which we can contact you.

	Your Details	Agent's Details (if applicable)
Title		
First Name		
Last Name		
E-mail Address		
Job Title (if applicable)		
Organisation (if applicable)		
Address		
Post Code		
Telephone Number		

The South Staffordshire Local Plan review **Spatial Housing Strategy & Infrastructure Delivery** document is being consulted on for a period of 8 weeks from Thursday 17 October until 5pm Thursday 12 December 2019. For advice on how to respond to the consultation form please email localplanreview@sstaffs.gov.uk or call 01902 696000.

Please note:

- Comments must be received by **5pm on Thursday 12 December 2019**. Late comments will not be duly made under the Regulations.
- Please fill in a separate Part B for each paragraph/table/topic you are commenting on
- Please explain your response where necessary

Representations cannot be kept confidential and will be available for public scrutiny, including your name and/or organisation (if applicable). However your contact details will not be published.

Part B: Please complete a new Part B for each representation you wish to make.

Name:

Organisation:

- 1. Which part of the Local Plan review Spatial Housing Strategy and Infrastructure Delivery consultation does this representation relate to?**

Chapter	
Paragraph	
Table	
Question (if applicable)	
Other document eg SA, HRA	

- 2. Please set out your comments below**

<div></div> <div>(Continue on a separate sheet and attach if necessary)</div>

All comments should be made in writing preferably using this form and should be made no later than 5pm Thursday 12 December 2019

You can view the documents online at www.sstaffs.gov.uk/localplanreview

Contact:

Email the form to: localplanreview@sstaffs.gov.uk

Or send by post to: Strategic Planning Team, South Staffordshire Council, Council Offices,
Wolverhampton Road, Codsall, South Staffordshire, WV8 1PX.

Data Protection

Your details will be added to our Local Plans Consultation database so that we can contact you as the review progresses. South Staffordshire Council will process your personal data in accordance with the Data Protection Act 2018 and the General Data Protection Regulations (GDPR). Our Privacy Notice can be viewed at <https://www.sstaffs.gov.uk/planning/strategic-planning--data-protection.cfm>

**Local Plan Review
Spatial Housing Strategy & Infrastructure
Delivery Consultation**

Comments Sheet

Please tell us which topic your comments relate to.

Continue over if necessary

Name (please print) :

Representations are not confidential and will be available for public scrutiny, including your name and/or organisation (if applicable). However your contact details will not be published. Your comments will be summarised and published as part of the Local Plan review process.

Email address:

Address:

Signature:

Date:

Comments must be received by 5pm Thursday 12 December 2019

Data Protection: Your details will be added to our Local Plans Consultation database so that we can contact you as the review progresses. South Staffordshire Council will process your personal data in accordance with the Data Protection Act 2018 and the General Data Protection Regulations (GDPR). Our Privacy Notice can be viewed at <https://www.sstaffs.gov.uk/planning/strategic-planning--data-protection.cfm>



South Staffordshire Council

The consultation period runs from Thursday 17 October until 5pm Thursday 12 December 2019. Comments must be made in writing and sent to the Strategic Planning Team.

By email:

www.sstaffs.gov.uk/localplanreview

Or post to:

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

To see all the Local Plan review Spatial Housing Strategy and Infrastructure Delivery consultation documents, including all supporting information go to:

www.sstaffs.gov.uk/localplanreview

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

SOUTH STAFFORDSHIRE COUNCIL

LOCAL PLAN REVIEW

- **SPATIAL HOUSING STRATEGY & INFRASTRUCTURE DELIVERY**
- **AFFORDABLE HOUSING AND HOUSING MIX SUPPLEMENTARY PLANNING DOCUMENT**

The Council has published a Spatial Housing Strategy & Infrastructure Delivery document and an Affordable Housing and Housing Mix SPD for public consultation, together with a number of supporting documents.

There is an 8 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 can do so by email direct to localplanreview@sstaffs.gov.uk or send your comments to the address above.

Consultation Period: Thursday 17 October until 5pm Thursday 12 December 2019.

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



Spatial Housing Strategy and Infrastructure Delivery

Frequently Asked Questions

- This is the second stage of public consultation on the new Local Plan.
- We are consulting on a strategy for broad locations for housing growth in the district. Sites will come at a later stage of the Plan review.
- There is an eight week period of public consultation - we need your views.

What is a Local Plan?

Every local planning authority has to 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 five years to take on board updated information, particularly about the amount of homes needed. We committed to begin this review as part of the Site Allocations document (SAD) and we hope to have the new Plan in place in 2022.

What stage is the Review at?

We carried out an Issues and Options consultation in late 2018 which asked for views on the planning issues facing us and what options we could consider. We have been collecting a great deal of evidence and used this, and the responses from the consultation, to take the review forward. Before we decide on sites, we need to agree the right broad locations where new homes should go. This **Spatial Housing Strategy and Infrastructure Delivery** consultation sets out our preferred approach, and alternative options.



What is the Council's Preferred Approach?

Our preferred approach, **Option G**, is very much Member led. Option G looks first to use land already earmarked for development in our Site Allocations document (SAD) and focuses new growth in villages with the most facilities and services and which can provide 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 neighbours in the Black Country, 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 we know there are very difficult decisions to be made in providing new homes and protecting the Green Belt.

Why do we have to help other Councils out?

All councils have to 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 have to at least 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 do you use to guide development?

Preparing a Local Plan is not a simple process. The Plan has to be supported by robust evidence 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.

What is a SHELAA?

A SHELAA is a Strategic Housing and Economic Land Availability Assessment. All councils must keep a record of land that has been suggested to them. The Council receives many site suggestions which range from a landowner putting forward a small piece of land for a single house, to much larger scale developments. It is not uncommon for developers with a site interest to produce promotional material and to make a strong case for development. This is all done at their own risk and does not imply or grant approval.

Will all sites in the SHELAA automatically be included in the Local Plan?

No, we currently have around 600 sites in the SHELAA, however, not every site suggested to us will be suitable. Through the Local Plan review we will significantly reduce the number of potential sites down to only those that can deliver the houses we need, so being included in the SHELAA is not a green light for development. It is the Local Plan, not the SHELAA that allocates sites.

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 alongside the consultation documents. They 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. The outcomes of the studies do not decide where development will go, but will help us when we are looking at potential sites further down the line. The consultation is asking if you agree that we should avoid housing development wherever possible in areas of Green Belt where the greatest harm would be caused.

Many of these options include land in the Green Belt - 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 Inspector who carried out the Examination into the SAD asked 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.

What is the Area of Search for a New Settlement?

Members asked the Local Plans Team to explore whether a new standalone settlement might be a good option for new homes in the Local Plan review. We have investigated options for this, but at this time, there are no new settlement options available which would provide all the necessary infrastructure, or evidence to show a self-contained new settlement could be delivered in this plan period. However, we have included an 'area of search' in the consultation documents to keep the door open for future Local Plans which cover the period after 2037.

Is this consultation just about housing? What about employment, or other matters?

Yes, this particular consultation focuses on housing - it's an extra stage of consultation because of the challenges new housing poses. It will enable us to look at infrastructure needs and opportunities, before we decide on sites. We will consider employment, Gypsies and Travellers, renewable energy, health and wellbeing amongst other topics at the next stage, which is a Preferred Options Plan.

What do I do now - why is my view important?

We want your views on the proposed housing strategy for South Staffordshire. We are also consulting with all the necessary statutory bodies and you can find a list of the people we will consult with in our Statement of Community Involvement (SCI) see www.sstaffs.gov.uk/SCI

The list includes the education and highway authorities, public health

bodies, electricity, water and sewerage providers, the Environment Agency, and your parish council.

Your local District Councillor will also be aware of the proposals.



How can I make my views know?

Please take time to look at the Local Plan Spatial Housing Strategy & Infrastructure Delivery document and let us have your views. We have also prepared an Executive Summary which sets out the key issues we want to address. You can also comment on the accompanying documents such as our Sustainability Appraisal, or Green Belt and Landscape Studies. There are response forms on the website or available from your local parish council office, or at the Council Offices in Codsall. We will acknowledge receipt of your comments, but you will not receive an individual reply to the issues you raise. This is not because your views aren't important, but because we will summarise all the responses received and this summary will be published at the next stage of consultation. **Please note that this means that your views are not confidential and will be made publicly available.**

The consultation runs for eight weeks from Thursday 17 October until 5pm on Thursday 12 December 2019.

Material planning considerations

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

- National and local planning policies.
- Government and Planning Inspectorate requirements.
- Loss of light.
- Landscaping.
- Capacity of physical infrastructure.
- Highway issues.
- Loss or effect on trees.
- Adverse impact on nature conservation.

However, we cannot take account of factors such as:

- Loss of property value.
- Loss of views.
- Problems arising from the construction period of any works.
- Boundary disputes.
- Previously made objections.

For more information on this subject, you may find the following useful:

www.rtpi.org.uk/planning-aid or
www.planningportal.gov.uk

What happens next?

We will take on board all the comments received to the consultation and prepare a Preferred Options document. This will contain the options we have selected, sites to deliver the options and policies to guide development, together with our reasons. There will be a further period of public consultation on the preferred approach which we hope will be in summer 2020.

Contact us

All the information on the Local Plan review and the supporting documents are available on line at:

www.sstaffs.gov.uk/localplanreview

You can make comments by completing a response form, emailing us, or sending a letter. The documents and forms are also available at the Council Offices in Codsall and parish council offices.

If you need help in completing a form or have any questions please email

localplanreview@sstaffs.gov.uk
or telephone **01902 696000**.



South Staffordshire Council

www.sstaffs.gov.uk

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WV8 1PX

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SAD adopted

Our Site Allocations document (SAD) was given the go-ahead by an independent planning inspector earlier this year, and it was given the thumbs-up by Members when it was formally adopted at Full Council on Tuesday 11 September 2018. This means it is now part of our Local Plan and will be used alongside our Core Strategy to make decisions on planning applications.

The SAD releases land for much needed housing, including over 250 affordable homes, and for extensions to two of our major employment sites at i54 South Staffordshire and ROF Featherstone. The 60 hectares of additional employment land will lead to more jobs and inward investment to the area.

Strategic Rail Freight Interchange update

The application for the Strategic Rail Freight Interchange at Four Ashes, adjacent to the West Coast Mainline and close to Junction 12 of the M6 and known as the West Midlands (WMI) has been accepted as a valid application by the Planning Inspectorate. Because of the scale of the development, the decision on whether to approve the scheme rests with the Secretary of State for Transport.

The Council remains opposed to the proposed near 300 hectare site for a number of reasons including its position in the Green Belt. A copy of the Council's concerns can be seen on the web-link below. The examination by the Planning Inspectorate will be held in early 2019.

www.westmidlandsinterchange.co.uk

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

Local Plan Review



"The SAD is the culmination of years of hard work and the Local Plans Team really appreciates the input from local people. We hope local communities will continue to be involved as we review the Local Plan and play their part in how South Staffordshire will look in 20 years' time."

*Councillor Robert McCardle
Cabinet Member for Planning and Business Enterprise*

Following on from the adoption of the Site Allocations document, the Council has now begun a review of the Local Plan. A Local Plan sets out the planning policy framework for the area and includes policies used to inform decisions on planning applications and appeals. Every local planning authority has a duty to review its Local Plan at regular intervals, generally every five years.

The Council began this review straight away after approval was given to the Site Allocations document. The first step of the Local Plan Review is an eight-week public consultation known as the 'Issues and Options' stage. The Council is looking at many issues including the need for new homes and employment, concerns about infrastructure, and how we can protect the special character of the district, including the Green Belt.

A number of options have been suggested as possible solutions and you can help by taking part in the consultation. At this stage, nothing is set in stone and the Council is not looking at specific sites but at the overall levels of housing and employment growth, and where that growth might be located in the district. This is an important stage of the new Local Plan because the information that we collect will underpin how South Staffordshire is shaped in the coming years.

Your feedback to the consultation will help the Council decide how to take the Local Plan forward but you need to act quickly. The public consultation is already underway and will finish on Friday 30 November 2018. Following this, there will be an additional public consultation on the preferred approach and it is anticipated this will take place in early 2019.

This is your chance to have a say in the future planning of South Staffordshire.

View documents online at www.sstaffs.gov.uk/localplanreview

Email localplanreview@sstaffs.gov.uk

Register for automatic updates on the Local Plan Review and other planning policy matters at www.sstaffs.gov.uk/localplanupdates





Go ahead given for i54 South Staffordshire Western Extension

In January 2019, the Council's planning committee granted outline planning permission for an extension to i54 South Staffordshire which could generate around 1,700 jobs and lever in up to £300 million of investment.

i54 South Staffordshire is one of the UK's premier advanced manufacturing business parks and the current site has a workforce of 2,700 people employed by multi-national companies JLR, Moog, ISP, Eurofins, ERA and Tentec with half of employees living within a 10-mile radius.

Demand is high for more accommodation from potential investors in a number of sectors and the extension will create around one million square feet of new commercial business floor space. This could release up to £3 million a year in business rates.

Work can now begin on plans to extend to the west of the current site and this will extend i54 South Staffordshire by around a third of its current size. The work is scheduled to begin this spring and it is anticipated to be fully occupied by 2024.

Brian Edwards MBE, Leader of South Staffordshire Council, said, "I'm delighted that the Council's planning committee has granted outline planning permission for the extension. There has been considerable engagement and consultation with local people and stakeholders and the committee was satisfied that the plans represent a significant economic opportunity for local people and businesses.

"The area's world-class connectivity, growing local economy and dedicated and skilled local workforce base are clearly of exceptional interest to major investors and the planning committee was supportive of the planning permission extension, which will help realise the full potential of i54 South Staffordshire."

Find out more at www.i54online.com/western-extension

Local Plan Review

Work is ongoing on the Council's review of the Local Plan, which sets out the planning policy framework for the area and includes policies used to inform decisions on planning applications and appeals. The recent public consultation on the 'Issues and Options' stage of the Local Plan Review generated just under 500 responses. These were split between petitions (3), agents/developers (198), statutory bodies (43) and residents/general public (253). The responses have been recorded and published for information on the Council's website and the Strategic Planning Team is now reading through and analysing all the comments. This will help us work towards the next stage of the Local Plan Review in developing the spatial strategy for South Staffordshire.

<https://www.sstaffs.gov.uk/planning/lpr-issues-options-consultation-responses.cfm>

Strategic Rail Freight Interchange update

The decision on whether to approve the proposed Strategic Rail Freight Interchange at Four Ashes close to junction 12 of the M6 and Gailey rests with the Secretary of State for Transport and he has now appointed an inspector to consider the application and to report to him. The Preliminary hearing has been set for Molineux Stadium, Wolverhampton on 27 and 28 February 2019 with the hearings on the key issues in June/July 2019. The Inspector will have concluded the examination by the end of August 2019. The Council's position remains one of opposition to the scheme and it continues to work on issues such as noise pollution and air quality.

www.westmidlandsinterchange.co.uk

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



i54 South Staffordshire extension

Following a positive consultation and planning process, work is now underway to extend the i54 South Staffordshire business park and work started on the construction of a new internal access road at the end of June 2019.

i54 South Staffordshire is one of the UK's premier advanced manufacturing business parks and the current site has a workforce of 2,700 people employed by multi-national companies. Demand is high for more business accommodation and it is expected the approved i54 western extension will deliver up to a further 1,700 quality jobs for the area.

There is strong support for the extension from the three partner authorities – South Staffordshire Council, the City of Wolverhampton Council and Staffordshire County Council – as well as the Stoke and Staffordshire Local Enterprise Partnership, Black Country Local Enterprise Partnership, West Midlands Combined Authority and the Midlands Engine. Around one million square feet of new commercial business floor space will be created and it is anticipated that the work to create the new extension will be completed and ready for occupiers by end of 2022.

Brian Edwards MBE, Leader of South Staffordshire Council, said, "Extending the i54 westwards will create more investment and jobs for the area and I look forward to seeing the successful delivery of the next phase of this exciting development."

There will be further updates in the Review Magazine as construction progresses. Find out more at www.i54online.com/western-extension

Examining Authority considers West Midlands Interchange application

Two site visits and a number of hearing sessions were held in early July 2019 following the public hearings held earlier in the year by the Examining Authority appointed by the Secretary of State. The Examining Authority has been appointed to provide a report and a recommendation on whether the Secretary of State should approve the proposed Strategic Rail Freight Interchange at Four Ashes close to Junction 12 of the M6 and Gailey.

Throughout July and August 2019, various deadlines for the submission of information have been set to help the Secretary of State decide the application, known as a Development Consent Order (DCO). You can see all the information on the Planning Inspectorate website.

The Council will be following the process closely and remains opposed to the scheme. The Examination phase ends in August and a decision is expected by February 2020.

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

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



Update on the Local Plan Review

Work continues on the review of our Local Plan following the first stage of consultation in late 2018. The Local Plans Team has read all the responses sent to us and is now preparing for the next public consultation stage, taking on board all comments. We are also involved in the preparation of specialist studies such as Green Belt, landscape, flood risk and open space. All of these will be made available as part of the consultation process.

The next consultation will look at the spatial strategy for the district and consider infrastructure needs. This means looking at the bigger picture, rather than individual sites. Options will include the preferred locations for growth and the evidence to support these choices, and we will continue to investigate and plan for any impact this could have on our highway network, and local services such as health, shopping, and schools.

We will also need to speak with our council neighbours including Staffordshire County Council, councils in the Black Country and authorities in Cannock, Stafford, Shropshire and Wyre Forest to get their views on how development in South Staffordshire might impact on services across council boundaries.

The consultation will run for at least six weeks later in the year, once our Members have discussed and agreed the next stage of the Local Plan Review

If you would like to be notified about the latest developments, please email your contact details to localplanreview@sstaffs.gov.uk or register for automatic updates on the Local Plan Review and other planning policy matters at www.sstaffs.gov.uk/localplanupdates



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	<ul style="list-style-type: none"> • 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.