



Vibrant and Sustainable City Scrutiny Panel

Thursday, 7 November 2019

Dear Councillor

VIBRANT AND SUSTAINABLE CITY SCRUTINY PANEL - THURSDAY, 7TH NOVEMBER, 2019

I am now able to enclose, for consideration the following presentation that was unavailable when the agenda was printed.

Agenda No	Item
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5	<u>South Staffordshire Spatial Housing Strategy Consultation (Pages 3 - 12)</u>
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[To receive a presentation on South Staffordshire Spatial Housing Strategy Consultation].

If you have any queries about this meeting, please contact the democratic support team:

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Briefing Objectives

- South Staffordshire Local Plan
- Spatial Housing Strategy Consultation
- Implications for Wolverhampton
- Next Steps
- Views

South Staffordshire Local Plan

- South Staffordshire Local Plan being prepared to meet housing and employment needs up to 2037
- Issues and Options Consultation (2018) offered 4,000 homes towards housing shortfall in the Black Country and Birmingham area
- Cabinet approved a Wolverhampton response

South Staffordshire Spatial Housing Strategy

- This new consultation proposes broad locations for housing and linked infrastructure priorities
- All options involve the release of “safeguarded land” for housing. This land was removed from the green belt in the previous Plan, around settlements such as Codsall/Bilbrook and Perton
- Beyond this, the report identifies **spatial options** for almost 5,000 further homes
- 4,000 of these 5,000 homes are to help meet the housing needs of the Black Country and Birmingham conurbation

South Staffordshire Spatial Housing Strategy

The preferred option (G) includes:

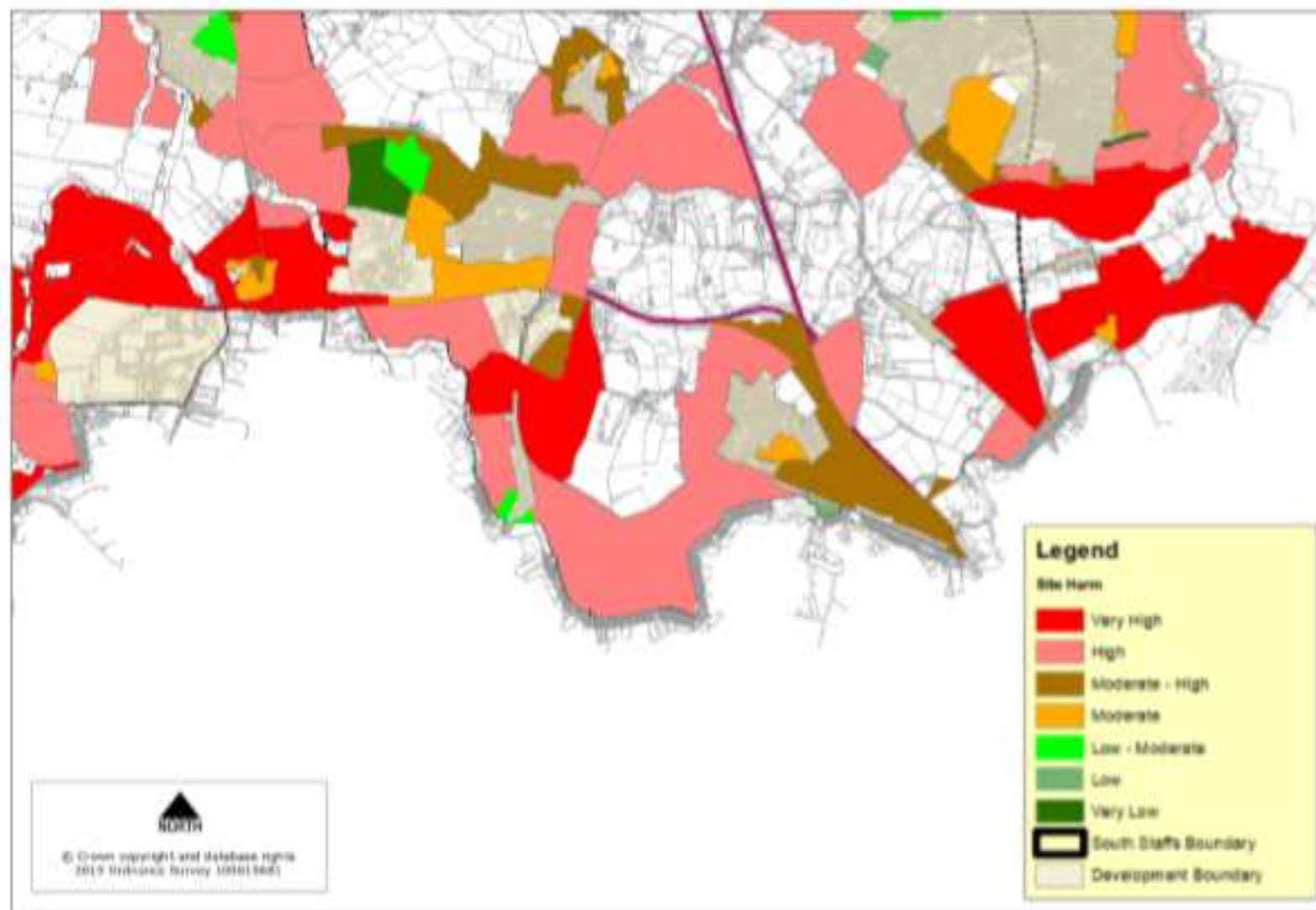
- 220 homes at Perton and 570 homes at Codsall/Bilbrook
- Employment led development west of ROF Featherstone (c. 1200 homes), including local shops, community facilities and primary school provision on site
- A sustainable urban extension on the northern edge of the Black Country (c. 1200 homes), including local shops, community facilities & primary school provision on site
- Dispersed housing growth on the western edge of the Black Country (c. 750 homes)



South Staffordshire Spatial Housing Strategy

- No specific sites are being consulted on
- A Site Selection Method is proposed:
 - “Call for sites” submitted to the Council will be assessed against a range of planning criteria:
 - impact on the historic environment
 - landscape character sensitivity
 - Impact on nature conservation
 - flood risk
 - access issues
 - loss of open space
 - Plans from Green Belt Assessment are included - proposal to avoid areas of “very high harm”

Figure 2: Green Belt Ratings – North of Black Country



Implications for Wolverhampton

- Need to ensure the South Staffordshire Plan recognises cross boundary issues and implications for Wolverhampton infrastructure e.g. transport, schools and health
- Infrastructure Opportunities identified include schools, health facilities, community services, open space and retail
- Brinsford Strategic Park and Ride and highway improvements around Perton are included

Next Steps

- Deadline for comments: 12 December
- Cabinet to approve Wolverhampton response: 4 December
- Draft Plan, including proposed development sites, due summer 2020
- Publication Plan due early 2021
- Adoption of Plan due 2022

Views?