

Black Country | **Plan**

Planning for the future of the Black Country



HOUSING



ENVIRONMENT



EMPLOYMENT



TRANSPORT

Draft Plan Consultation: Additional Housing Sites in Walsall (Regulation 18)

July - September 2022

Introduction

In the summer of 2021 the Black Country Authorities of Dudley, Sandwell, Walsall and Wolverhampton consulted on a Draft Black Country Plan (the Regulation 18 Plan). This Plan identified where all new employment and housing development would be located and where investment for new infrastructure such as transport, schools and health facilities would be made.

Following a review of the consultation responses, three additional sites in Walsall are now considered potentially suitable for housing. These three sites are now subject to a formal public consultation (an additional Regulation 18 consultation) before the Black Country Plan can move to the next stage of consultation – which is the Regulation 19 Publication Plan.

Five other new sites in Walsall submitted during the 2021 consultation have been subject to site assessment and are considered not suitable for housing. Further information is available in an addendum to the Site Assessment report <https://blackcountryplan.dudley.gov.uk/t2/p4/t2p4/>.



A Sustainability Appraisal of all new sites (both potentially suitable and not suitable) has also been completed. It can be found on the website <https://blackcountryplan.dudley.gov.uk/t2/p7>

This document should be read in conjunction with the Draft Black Country Plan published for consultation in 2021. No decision has been taken at this stage about the sites or policies proposed in that document.

Please note that, at this stage, we are only seeking views on the three additional sites in Walsall now considered potentially suitable for housing. We have noted and are analysing all consultation responses submitted in summer 2021 on the Draft Black Country Plan – these responses do not need to be submitted again.

Any responses that relate to sites or aspects covered by the 2021 Draft Black Country Plan Consultation will not be considered.

Comment points



Throughout the document you will see symbols like this which indicate the headings that you are able to make comments against.

What is a Local Plan?

All Local Planning Authorities (including Dudley, Sandwell, Walsall and Wolverhampton) are required by Government to write a Local Plan that describes how the necessary development over the next 20 years or so will be handled and where development will be located.

The Local Plan is a planning document used to help decide planning applications. It considers the amount of land required to support future jobs, new housing and where additional retail, office and leisure development is needed. In addition, the Local Plan considers whether any additional supporting infrastructure (e.g. schools, utilities, health provision, public transport, cycle routes and highway improvements) is required.

What is the Black Country Plan?

The Black Country Plan is a joint Local Plan being prepared by the four Black Country Authorities (Dudley, Sandwell, Walsall and Wolverhampton). The Plan will direct where new development will be located for the Black Country up to 2039.

It will guide key issues like:

- **New Housing** – where will it go? How many new homes are needed? What type of new homes will be required and how many affordable houses will be needed?
- **Provision for new employment** – how much employment land is needed and where should it go?
- **What supporting infrastructure and services** (e.g. transport, schools, health) will be needed and where will these be located?
- **In the face of new development** how will the natural environment be protected?

Why are we reviewing the Black Country Plan?

The Government requires Local Authorities to have Local Plans that are based on up-to-date information. If a Local Plan is not up to date it will have less weight at Planning Appeals and will mean that the local planning authorities are less able to control new development. Having an up-to-date Plan helps local planning authorities to turn down inappropriate development proposed by landowners and developers.

We need to review the Black Country Plan to ensure that we can plan for new homes and jobs in the right places. If we don't review the plan, we risk seeing unplanned development which might not be supported by the right services and facilities.

Do we have a Plan in place now?

Yes - our current Plan, called the Black Country Core Strategy, was formally adopted in 2011. This Plan provided the framework to allocate enough housing and employment land to meet the Black Country's development needs up to 2026. To ensure these targets are met, sites are allocated through other local plan documents - in Walsall these are the Walsall Site Allocation Document and Walsall Town Centre Area Action Plan.

When the new Black Country Plan is finished and adopted it will replace the Black Country Core Strategy and most of the Walsall Site Allocation Document. To be adopted the Plan must first be examined by an Independent Planning Inspector and approved by Councillors from all four authorities.

When did we start preparing the Black Country Plan?

We started to prepare the Black Country Plan in 2017. We held a public consultation in July – September 2017 on the issues facing the Black Country and some possible solutions. Following the Issues and Options consultation we consulted on the Draft Black Country Plan (Regulation 18) for eight weeks in August – October 2021. The Draft Plan considered the responses we received to the Issues and Options consultation along with a range of other technical studies produced on planning issues.

What are the next stages of the Plan?

The next stage is the production of a Regulation 19 Publication Plan. The Regulation 19 Plan will be informed by the Regulation 18 consultation responses and any new evidence. The Regulation 19 consultation will seek representations only on the soundness and legality of the Plan preparation process, which is the main criteria considered by the Planning Inspectorate at the future examination in public, rather than the content of the Plan. For this reason, new proposed site allocations cannot be added at Regulation 19 stage and therefore an additional Regulation 18 consultation is required for the three additional sites in Walsall now considered potentially suitable for housing.

Location of the additional housing Draft Black Country Plan (Regulation 18) sites in Walsall.

A summary and location map of each of the three sites that have been assessed as suitable for allocation in the Draft Black Country Plan is shown below. The detailed assessments of each of the sites are available on the BC Plan Website at:

<https://blackcountryplan.dudley.gov.uk/t2/p4/t2p4/>



WAH275 – Land West of Chester Road North of Little Hardwick Road, Streetly

Site Ref	Policy in Previous Local Plan (Site Allocation Document)	Indicative Housing Capacity	Gross Site area (ha)	Indicative Net Developable Area (ha)	Net Density (dwellings per hectare)
WAH275	GB1	655	25.98	18.73	35

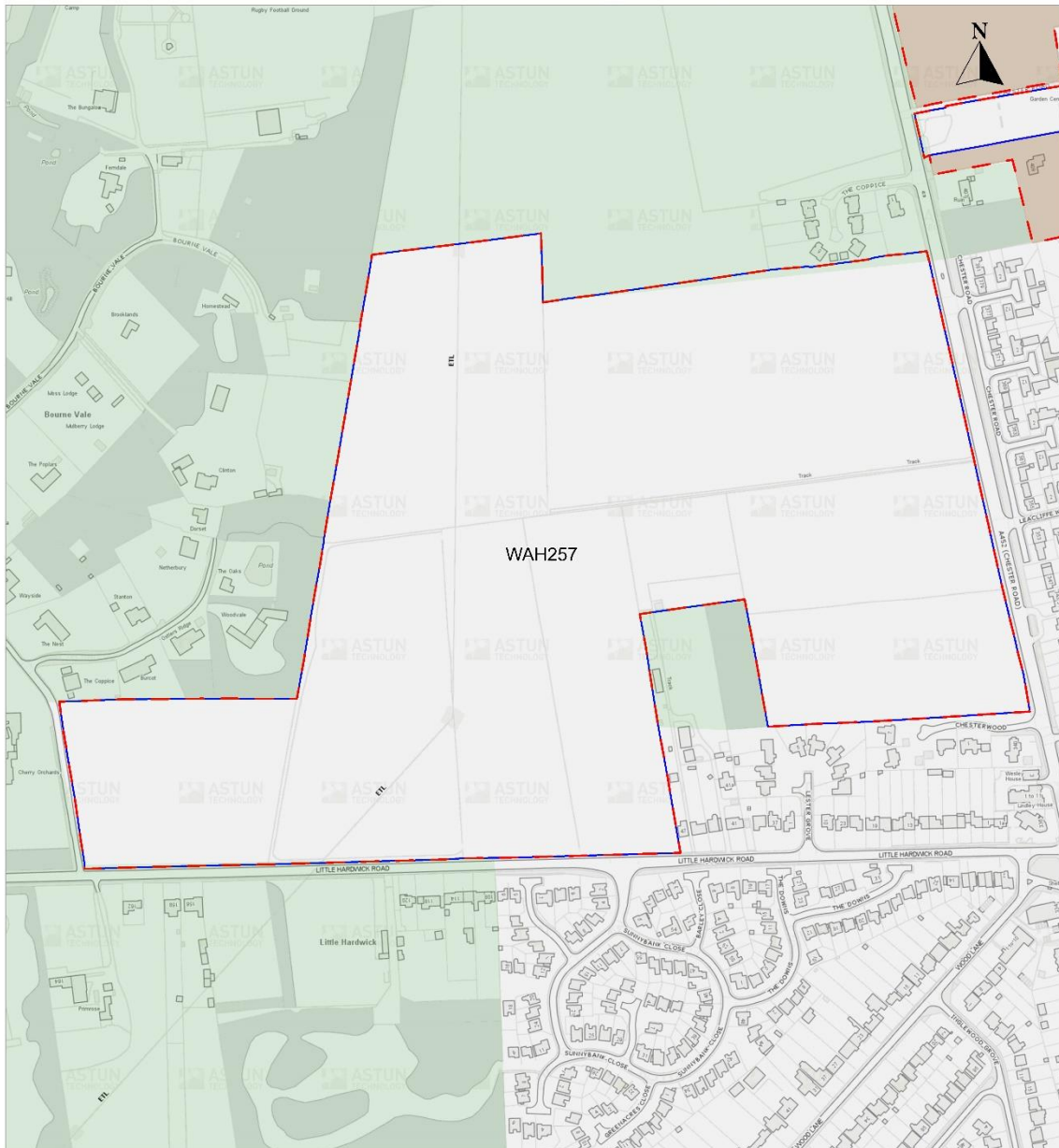
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STRATEGIC ALLOCATION WSA.10



Walsall Council

LAND WEST OF CHESTER ROAD NORTH OF LITTLE HARDWICK ROAD, STREETLY



KEY

New Potential Housing Allocation

Strategic Allocation Boundary

Walsall Boundary

Existing Potential Housing Allocation

Green Belt

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WAH276 – Land East of Skip Lane and North of Woodfield Close

Site Ref	Policy in Previous Local Plan (Site Allocation Document)	Indicative Housing Capacity	Gross Site area (ha)	Indicative Net Developable Area (ha)	Net Density (dwellings per hectare)
WAH276	GB1, EN5 (part)	135	3.44	2.58	35

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LAND EAST OF SKIP LANE AND NORTH OF WOODFIELD CLOSE



Walsall Council



KEY

 New Potential Housing Allocation

 Green Belt



WAH277 – Pacific Nurseries (North), East of Chester Road

Site Ref	Policy in Previous Local Plan (Site Allocation Document)	Indicative Housing Capacity	Gross Site area (ha)	Indicative Net Developable Area (ha)	Net Density (dwellings per hectare)
WAH277	GB1	30	1.15	0.86	35

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WSA.9
PACIFIC NURSERIES (NORTH), CHESTER ROAD



Walsall Council



KEY

- New Potential Housing Allocation
- Strategic Allocation Boundary
- Walsall Boundary
- Existing Potential Housing Allocation
- Green Belt

Strategic Allocations

Two of the new sites that form part of this consultation are being classed as strategic allocation, these are:

- WAH 257 – Land West of Chester Road North of Little Hardwick Road, Streetly which is a new strategic allocation WSA10 - Land West of Chester Road North of Little Hardwick Road, Streetly
- WAH 259 – Pacific Nurseries, which is being added to Policy WSA9 – Land to the east of Chester Road, north of Pacific Nurseries, Hardwick which was consulted on last year as part of the main Reg 18 consultation

The following strategic allocations are large sites that are significant in size and that have specific development considerations. Decisions on planning applications for these sites should be made in accordance with the specific policy requirements listed in this document.

For each site where the allocation includes housing, an indicative site capacity is provided. The precise number of homes to be developed will be determined through the planning application process.

Streetly



Policy WSA9 – Land to the east of Chester Road, Pacific Nurseries, Hardwick

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PACIFIC NURSERIES (NORTH),
CHESTER ROAD



KEY

New Potential Housing Allocation

Strategic Allocation Boundary

Walsall Boundary

Existing Potential Housing Allocation

Green Belt

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General introduction

Land to the east of Chester Road (WAH230), north of Pacific Nurseries (WAH246), Pacific Nurseries (WAH254) and Pacific Nurseries (North) (WAH277) are a cluster of four sites, currently used for a mix of agriculture, horse grazing and a garden centre. To the east is a railway line with a golf course beyond it; to the south lies the urban edge of Streetly; and to the west are agricultural fields. Within the area there is a bungalow which is not part of the development allocations

The developable site area is 14.19ha.

The estimated capacity of the site is 496 houses.

Mixed tenure housing is suitable with higher densities of at least 35dph and affordable housing provision.

Design principles:

- Deliver appropriate local facilities to support the new residents and to enhance the sustainability of the existing area, including a new primary school and local health centre.
- Investigation and detailed proposals for remediation of contaminated land.
- A transport strategy that ensures the transport impacts of the development are appropriately managed and mitigated.
- Enhanced provision for pedestrians and cyclists, including enhanced connectivity with the local centre.
- A site-wide Sustainable Drainage Strategy, to ensure that drainage requirements can be met on site and that is designed to deliver landscape, biodiversity and amenity benefits.
- A strategy for landscape and habitat creation which provides enhancement, retention and mitigation for established trees, to ensure there is no significant adverse impact on visual amenity and character nor on protected animal species.
- The site is in a Mineral Safeguarding Area (MSA), which means that prior extraction of sand and gravel will take place where it is practical and environmentally feasible to do so.



Policy WSA10 - Land West of Chester Road North of Little Hardwick Road, Streetly

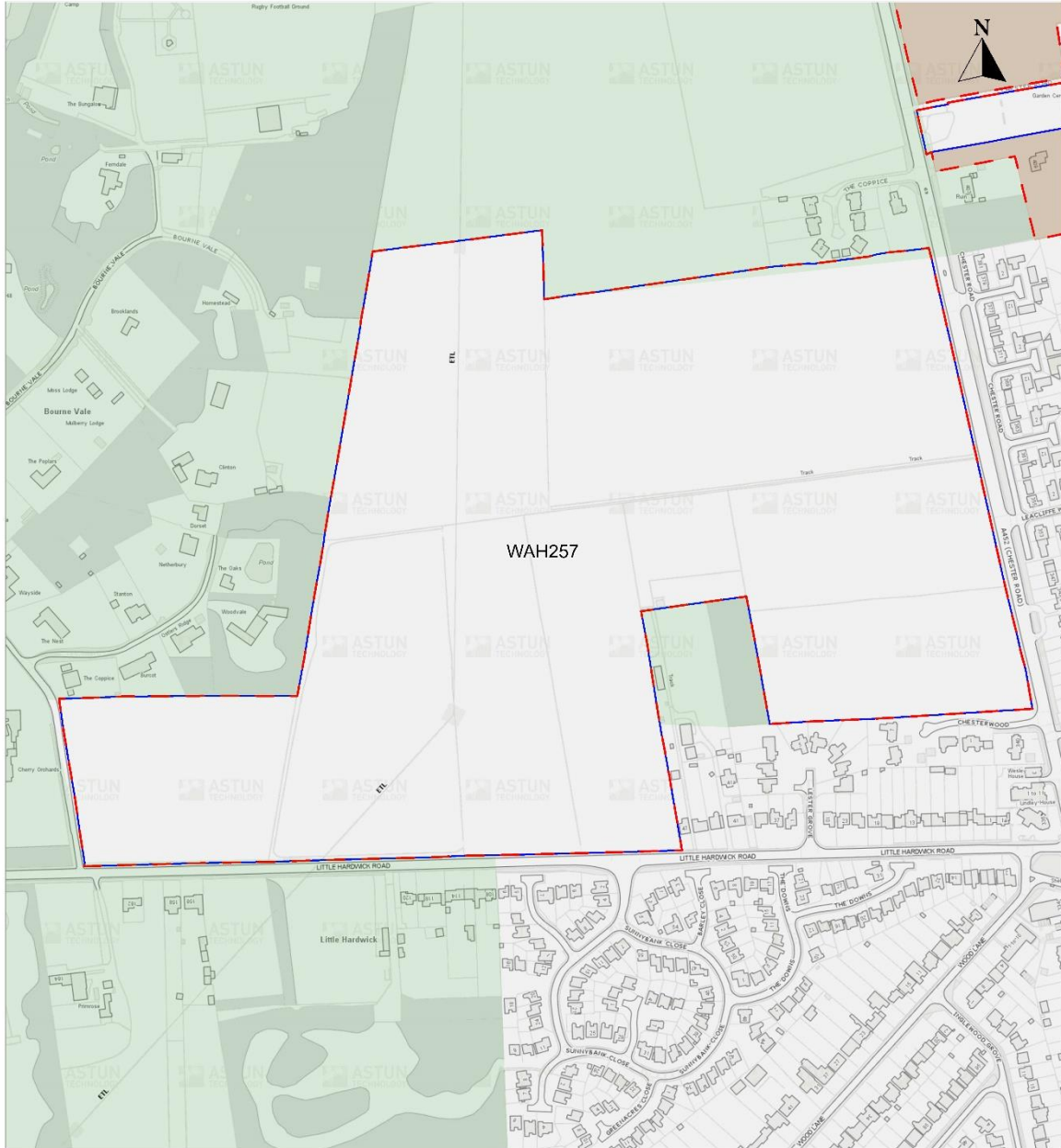
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STRATEGIC ALLOCATION WSA.10



Walsall Council

LAND WEST OF CHESTER ROAD NORTH OF LITTLE HARDWICK ROAD, STREETLY



KEY

New Potential Housing Allocation

Strategic Allocation Boundary

Walsall Boundary

Existing Potential Housing Allocation

Green Belt

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General introduction

Land West of Chester Road North of Little Hardwick Road, Streetly (WAH275) are existing fields predominantly used for agriculture. To the West is Bourne Vale a low density residential area with a woodland setting, to the South is Little Hardwick Road a residential street which meets the crossroads to Chester Road with a mix of uses including restaurants, retail and a public house. Chester Road is to the East which in this locality is residential and to the North is The Coppice a residential estate on the site of Water Works Farm with fields beyond.

The developable site area is 25.98ha.

The estimated capacity of the site is 655 houses.

Mixed tenure housing is suitable with higher densities of at least 35dph and affordable housing provision.

Design principles

- Deliver appropriate local facilities to support the new residents and to enhance the sustainability of the existing area, including a new primary school and local health centre.
- Investigation and detailed proposals for remediation of contaminated land.
- A transport strategy that ensures the transport impacts of the development are appropriately managed and mitigated.
- Enhanced provision for pedestrians and cyclists, including enhanced connectivity with the local centre.
- A site-wide Sustainable Drainage Strategy, to ensure that drainage requirements can be met on site and that is designed to deliver landscape, biodiversity and amenity benefits.
- A strategy for landscape and habitat creation which provides enhancement, retention and mitigation for established trees and SLINCS, to ensure there is no significant adverse impact on visual amenity and character nor on protected animal species.
- The site is in a Mineral Safeguarding Area (MSA), which means that prior extraction of sand and gravel will take place where it is practical and environmentally feasible to do so.

Why are we proposing to develop in the Green Belt?

The green belt around the Black Country forms part of the West Midlands Green Belt which has been in place since 1975. Green belt is a national planning designation and national policy strictly controls which types of development can take place within it.

The Black Country councils attach great importance to the green belt. However, the green belt boundary is drawn tightly around the urban edges. To help meet our future housing and employment land needs, there is an exceptional circumstance to alter the green belt boundaries through the Black Country Plan review process, to release land for housing and employment development. It is proposed to remove 6% of the green belt area in the Black Country for development.

The Councils have undertaken an extensive review of the green belt, taking into account evidence on historical, ecological and landscape value and local character. A comprehensive site assessment process has taken place to ensure that all sites selected for removal from the green belt can deliver sustainable development and the necessary supporting infrastructure by 2039 and will not cause harm to the natural or historic character of the Black Country or breach any other planning policies. Where sites are removed from the green belt, developers will be required to pay for improvements to the environmental quality and accessibility of remaining green belt land nearby

Are we able to build all future housing and employment land in the Black Country?

No. We need to find enough land to build 76,076 homes and provide 565 ha of new employment land. The land we identified in the Draft Plan document in 2021 made provision for 47,837 homes and 354ha of employment land, allowing most of our housing and employment land needs to be met in the Black Country. However, there was a shortfall of 28,239 homes and 211 ha of employment land as we do not have enough land available to accommodate all of our development needs.

The Government requires neighbouring local authorities to work together to meet housing and employment land needs when producing Local Plans – this is called the “Duty to Cooperate”. Under the Duty to Cooperate, we are asking neighbouring authorities, such as South Staffordshire, Lichfield, Cannock Chase, Shropshire and Telford & Wrekin, to provide additional housing and employment land in their areas to meet the needs of the Black Country. Currently there have been offers from neighbouring authorities of between 8,000 to 9,500 homes and 102- 173 ha of employment land to be tested through their own Local Plan reviews.

What does this mean for Walsall?

The 2021 Draft Plan (Regulation 18) consultation for Walsall proposed land to provide an additional 13,344 new homes and 164ha of employment land over the period to 2039.

This consultation held in July – September 2022, proposes an additional 820 new homes over the period to 2039. The responses received through this consultation will be analysed, and used to inform the content of the Regulation 19 Publication Plan.

What happens next?

We want your views

You can also view copies of the additional consultation documents and a map of proposed land Allocations at the following venues in Walsall:

- Bloxwich Library
- Darlaston Library
- Willenhall Library
- Lichfield Street Hub
- Brownhills Library
- Streetly Community Library
- Mobile Library Services
- Aldridge Library
- Pheasey Book Borrowers Community Library (Collingwood Community Centre)

In addition, copies of the documents will be available at key council buildings across the wider Black Country.

Dudley	Sandwell	Wolverhampton
<ul style="list-style-type: none">• Dudley Council House, 1 Priory Road, Dudley• Dudley Council Plus, 259 Castle Street, Dudley• Brierley Hill Library• Coseley Library• Dudley Library• Gornal Library• Halesowen Library	<ul style="list-style-type: none">• Central Library West Bromwich• Blackheath Library• Cradley Heath Library• Great Barr Library• Great Bridge Library• Oldbury Library• Sandwell Council House,• Smethwick Library	<ul style="list-style-type: none">• Wolverhampton Civic Centre St Peter's Square, Wolverhampton• Wolverhampton Central Library• Bilston Library• Wednesfield Library

Dudley	Sandwell	Wolverhampton
<ul style="list-style-type: none"> • Kingswinford Library • Long Lane Library Halesowen • Lye Library • Netherton Library • Sedgley Library • Stourbridge Library • Wordsley Library 	<ul style="list-style-type: none"> • Tipton Library • Wednesbury Library • Bleakhouse Library, Oldbury • Brandhall Library, Oldbury • Glebefields Library, Tipton • Hamstead Library, Great Barr • Hill Top Library West Bromwich • Langley Library Oldbury • Oakham Library Tividale • Rounds Green Library, Oldbury • Stone Cross Library Beverley Road, West Bromwich • Thimblemill Library, Smethwick 	

Have your say

Visit the website: <https://blackcountryplan.dudley.gov.uk/t2/p7/>

View the consultation documents and make your comments on the online at: <https://blackcountry.oc2.uk/>

Email your comments to: blackcountryplan@dudley.gov.uk

Write to us: Planning Policy, Walsall MBC, The Civic Centre, Darwall Street, WS1 1DG

You can also fill in a response form and hand it in at one of the libraries listed above.

If you need assistance to explain the documents or fill in your response form, please contact the Walsall Planning Policy Team at: planningpolicy@walsall.gov.uk or 01922 658020.

Please note that, at this stage, we are only seeking views on the three additional sites in Walsall now considered potentially suitable for housing. We have noted and analysed all consultation responses submitted in summer 2021 on the Draft Black Country Plan – these responses do not need to be submitted again.

The deadline for responses is: 5:00 pm on Monday 5th September 2022

Plan Timetable

Stage	Date
Additional (Regulation 18) Consultation – Walsall sites only	July – September 2022
Consultation on the Publication Plan (Regulation 19)	November - December 2022
Submission of Plan to Secretary of State for Examination	March 2023 - May 2023
Examination in Public	Submission – early 2024
Adoption	March 2024