



# Cabinet Meeting

## 10 September 2014

<b>Report title</b>	Adoption of the Stafford Road Corridor and Bilston Corridor Area Action Plans	
<b>Decision designation</b>	RED	
<b>Cabinet member with lead responsibility</b>	Councillor Peter Bilson Economic Regeneration and Prosperity	
<b>Key decision</b>	Yes	
<b>In forward plan</b>	Yes	
<b>Wards affected</b>	All	
<b>Accountable director</b>	Tim Johnson, Education and Enterprise	
<b>Originating service</b>	Planning	
<b>Accountable employee(s)</b>	Tom Podd	Planning Officer
	Tel	01902 555638
	Email	tom.podd@wolverhampton.gov.uk
<b>Report to be/has been considered by</b>	Cabinet	22 May 2013 24 July 2013 23 April 2014 25 June 2014
	Full Council	6 November 2013

---

### Recommendation(s) for action or decision:

The Cabinet is recommended to:

Request that the Stafford Road Corridor Area Action Plan and the Bilston Corridor Area Action Plan are adopted by Council on 17 September 2014.

## **1.0 Purpose**

- 1.1 To update Cabinet on progress made with the production of the Stafford Road Corridor Area Action Plan and the Bilston Corridor Area Action Plan (the AAPs) and to recommend that Council formally adopts the AAPs to be used for determining planning applications in the Stafford Road and Bilston Corridor areas.

## **2.0 Background**

- 2.1 The Stafford Road Corridor AAP and the Bilston Corridor AAP were approved for publication by Cabinet and subject to six weeks public consultation during summer 2013. The AAPs will form part of the adopted Local Plan for Wolverhampton and will be used to determine planning applications in the AAP areas. The publication stage was the final opportunity for comments to be made on the soundness of the AAPs before submission to the Secretary of State for independent examination. The Council approved submission of the publication AAPs, including minor modifications recommended following consultation, in November 2013.
- 2.2 During the examination the Inspector required the Council to consult on a number of main modifications. These modifications were approved for consultation by Cabinet in April 2014.
- 2.3 Following the consultation on the main modifications the Inspector published his reports without the need for public hearings. The reports concluded that the AAPs are sound and provide an appropriate basis for the planning of the areas. The Inspector found that the Council has sufficient evidence to support the AAPs and can show that they have a reasonable chance of being delivered.
- 2.4 The finding of soundness is subject to the publication AAPs being amended to reflect the main modifications required to meet legal and statutory requirements as set out in the Inspectors report. Most of the main modifications were proposed by the Council in response to points at issue during the course of the examination. The Inspector has recommended their inclusion after full consideration of the representations from other parties on these issues. They do not alter the thrust of the Council's overall strategy.

## **3.0 Main modifications**

- 3.1 For the Stafford Road Corridor AAP the main modifications needed to meet legal and statutory requirements can be summarised as:
  - Deletion of the HP6 housing allocation (Paget Arms, 10 dwellings) and its replacement with employment designations, including as an Employment Investment Area, to reflect the recent grant of planning permission for office use;

- Reduce the housing target from 1250 to 1235 (to reflect re-allocation of the Paget Arms site and no longer rounding up housing figures);
- Changes to employment land totals and commentary, including in Policy SRC1, Figure 2 the area designations in Part Three and the maps to update the Plan in the light of various changes such as the allocation of the Paget Arms site and clarify that high end manufacturing is an aspiration and not a policy requirement on high quality employment land;
- Changes to housing totals and commentary, including Policy SRC4, Figure 6 the area designations in Part Three and the maps to update the Plan in respect of housing commitments and allocations including updating Promise House as a commitment rather than an allocation as the site now has planning permission and is under construction;
- Allow viability and feasibility to be considered when requiring open space on high quality employment sites;
- Add primary policies to the tables in Part Three; and
- Amend the context map to improve legibility.

3.2 For Bilston Corridor the main modifications modifications needed to meet legal and statutory requirements can be summarised as:

- amendments to Policy BC1, Figure 2 and the supporting text to update the Plan in respect of housing commitments and allocations;
- changes to the area designations in Part Three to update the Plan in respect of housing commitments and allocations.
- Increase the housing capacity of Bilston Urban Village from 500 to 625 homes, following adoption of the Bilston Urban Village Supplementary Planning Document;
- Update the status of Thompson Avenue site to a commitment and increase capacity from 100 to 120, following grant of planning permission;
- Clarify that the former Bilston Leisure Centre site has housing potential for 33 homes;
- Clarify that part of the Land at Mount Pleasant site has planning permission for 64 homes; and
- an amendment to Policy BC8 to introduce a viability and feasibility clause in respect of the requirement for open space.

3.3 The publication AAPs, Inspector's Reports and main modifications are available to view at: <http://www.wolverhampton.gov.uk/aap>

#### **4. Next steps**

- 4.1 Council approval is required for the formal adoption of the AAPs (including minor and main modifications). It is recommended, subject to Cabinet endorsement, to seek Council approval at their meeting on 17 September 2014. Following Council approval the legal adoption procedures can take place, including a six week legal challenge period.

#### **5.0 Financial implications**

- 5.1 The costs of adopting the Area Action Plans will be met from the approved Planning Local Plan revenue budget for 2014/15. There are no staffing implications for this report [TK/21082014/I]

#### **6.0 Legal implications**

- 6.1 Section 15 of the Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to prepare, publish and maintain a Local Development Scheme (LDS) including Local Development Documents. In accordance with Section 17 of the 2004 Act the AAP will become a Local Development Document which forms part of the Local Plan for Wolverhampton.
- 6.2 The procedure to be followed to prepare the AAP is set out in the Town and Country Planning (Local Planning) (England) Regulations 2012 (SI 2012/767) which came into force on 6 April 2012 and revoked the 2004 Regulations (SI 2004/2204).
- 6.3 The 2012 Regulations are now being used to guide the preparation of the AAP. It is worth noting that the Regulations (Regulation 38) provide a 'saving provision' to ensure that work done by the Local Planning Authority under the 2004 Regulations are treated as 'done' under the corresponding provision of the 2012 Regulations.
- 6.4 There is a six week legal challenge period following adoption of the AAPs, but it is not anticipated that any contentious issues will be raised during this period. [RB/19082014/M]

#### **7.0 Equalities implications**

- 7.1 The development of each AAP has been informed by an on-going Equality Analysis which has assessed the potential effects of the emerging policies and proposals on different groups of people. No adverse impacts on groups with protected characteristics have been identified through the work to date.
- 7.2 The AAPs have been identified as having likely positive effects on a number of groups with protected characteristics, by addressing issues such as safety and accessibility through improved public transport and a well-designed, high quality built environment. The general benefits of regeneration promoted through the AAPs (creation of jobs, housing & accessible transport) will help deliver stronger communities in the area and

advance equal opportunities. The AAPs could also help foster good relations and equality between some groups, by supporting road safety, facilitating social inclusion and promoting community cohesion for those living and working in and around the AAP areas. Given the nature of the modifications, that haven't altered the thrust of the strategy, the implications are the same as they were for the submission plan.

- 7.3 The AAP policies, and their effect on groups with protected characteristics, will be monitored annually following adoption.

## **8.0 Environmental implications**

- 8.1 A Sustainability Appraisal (SA) has been carried out on each AAP throughout the preparation process. SA is a process for evaluating the environmental consequences of proposed policies and proposals to ensure sustainability issues are fully integrated and addressed at the earliest appropriate stage. The overall aim of the SA process is to inform and influence the development of each AAP and maximise its sustainability value.

## **9.0 Human resources implications**

- 9.1 None.

## **10.0 Corporate landlord implications**

- 10.1 The policies and proposals in the AAPs will apply to any Council land and property in the AAP areas which is subject to a development proposal.

## **11.0 Schedule of background papers**

- Report to 22 May 2013 Cabinet: Stafford Road Corridor Area Action Plan Publication Document
- Report to 24 July 2013 Cabinet: Bilston Corridor Area Action Plan (AAP) including Bilston Neighbourhood Plan – Publication and Submission
- Individual Executive Decision Notice 29 October 2013: Stafford Road Corridor and Bilston Road Corridor Area Action Plan Minor Modifications
- Report to 6 November 2013 Full Council: Stafford Road Corridor Area Action Plan - Publication and Submission
- Report to 6 November 2013 Full Council: Bilston Corridor Area Action Plan - Publication and Submission
- Report to 23 April 2014 Cabinet: Consultation on Modifications to the Stafford Road Corridor / Bilston Corridor Area Action Plans
- June 2014, Stafford Road Corridor / Bilston Corridor Area Action Plans Inspectors Reports, <http://www.wolverhampton.gov.uk/aap>