



Cabinet Meeting

1 October 2014

Report title	South Staffordshire Site Allocations Document – Additional Sites	
Decision designation	AMBER	
Cabinet member with lead responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity	
Key decision	Yes	
In forward plan	Yes	
Wards affected	All	
Accountable director	Tim Johnson, Education and Enterprise	
Originating service	Planning / Community and Recreation	
Accountable employee(s)	Michèle Ross	Senior Planning Officer
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Report to be/has been considered by		

Recommendation(s) for action or decision:

The Cabinet is recommended to:

Approve paragraphs 3.8 and 3.13 as the basis of the Council's response to the South Staffordshire Site Allocations Document (SAD) – Issues and Options: Additional Sites consultation.

1.0 Purpose

- 1.1 This report summarises the issues arising from the South Staffordshire Site Allocations Document (SAD) Issues and Options: Additional Sites consultation and sets out the basis for a proposed Wolverhampton City Council response for approval by Cabinet.

2.0 Background

- 2.1 The South Staffordshire Core Strategy was adopted in early 2014, setting out the broad planning strategy and quantum of housing and employment development required in the District up to 2028. South Staffordshire Council are now progressing a Site Allocations Document (SAD) to provide detailed policies and allocate sites for development. The Core Strategy and the SAD, when adopted, will form the adopted Local Plan for South Staffordshire and will be used to determine planning applications in the District.
- 2.2 Cabinet of 25 July 2012 received an update on the South Staffordshire Local Plan and requested a report on the SAD consultation. The first period of consultation on the SAD - Issues and Options - ended on 19 May 2014. Cabinet of 23 April 2014 approved the Council's response to this consultation, which was duly made, and agreed to receive further reports at the next stages of the process – Preferred Options and Publication.
- 2.3 South Staffordshire Council are now carrying out a supplementary Issues and Options consultation on some additional Green Belt sites, which include sites adjoining Perton and Bilbrook / Codsall. The consultation is a key opportunity to influence the allocation of sites for development up to 2028 and beyond which may have an impact on Wolverhampton. The consultation period runs until 7th October 2014.

3.0 Summary of Main Issues and Proposed Consultation Response

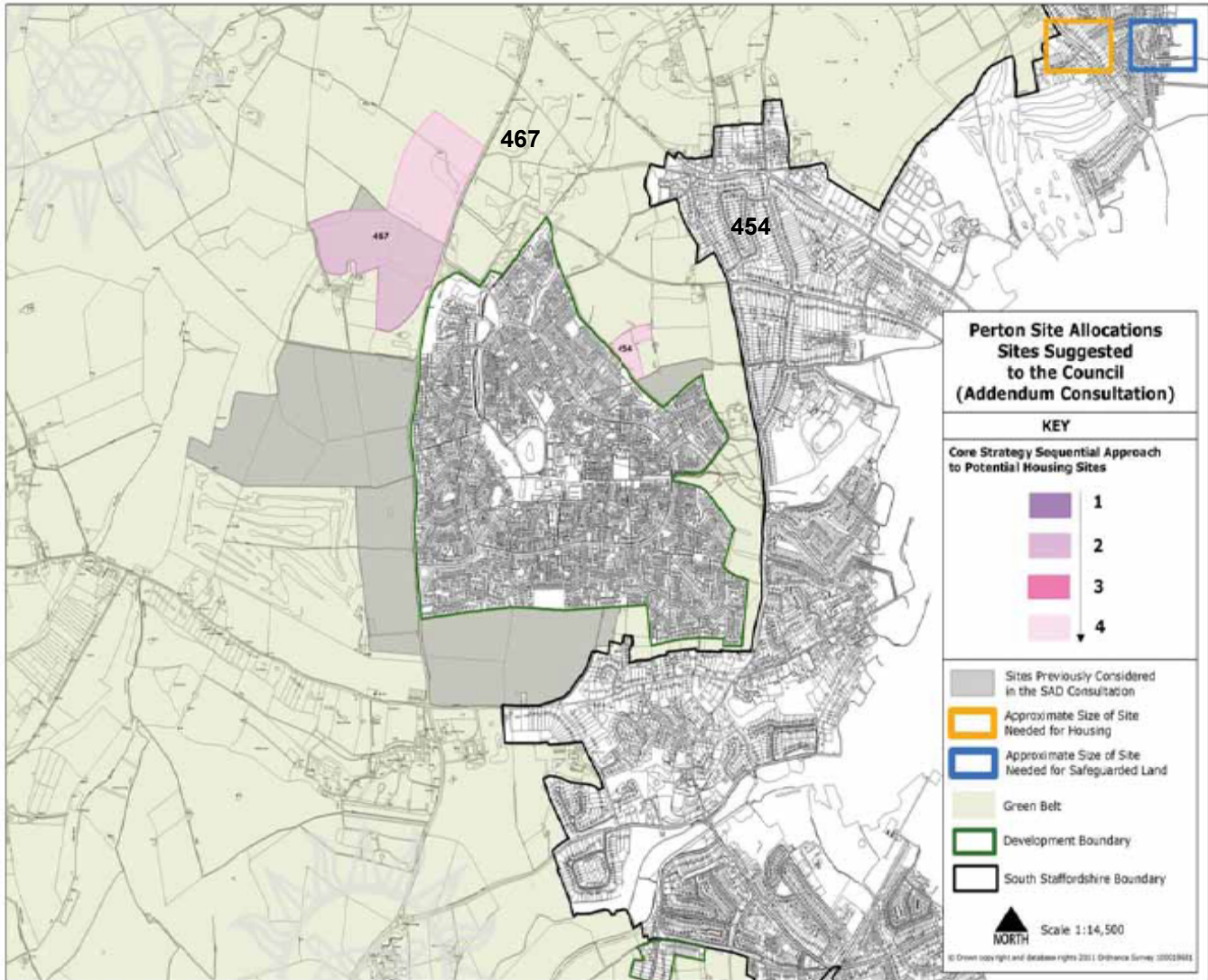
- 3.1 A summary of the main issues raised by the consultation and the basis of the proposed Wolverhampton City Council consultation response is set out below.

Housing

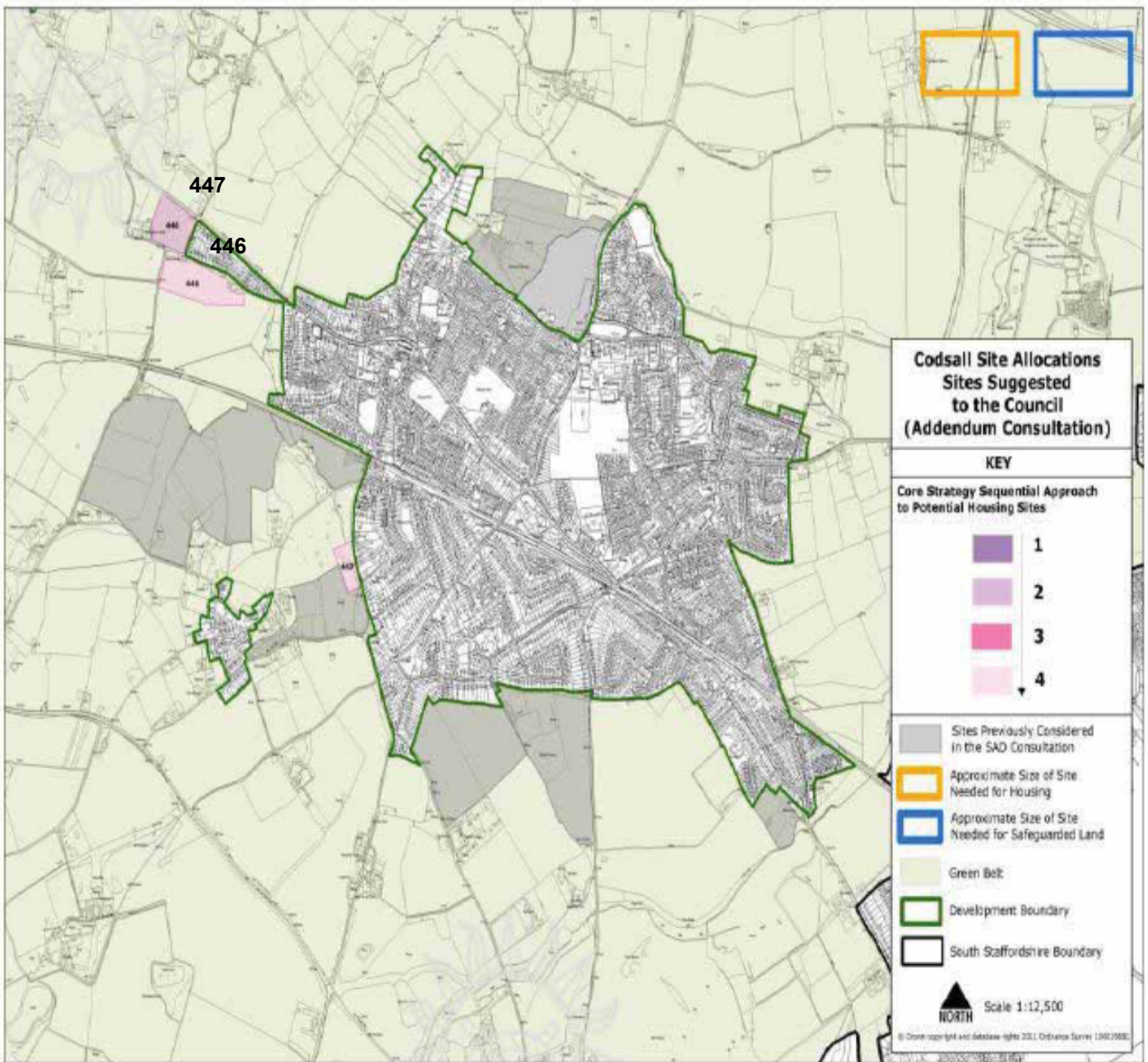
- 3.2 The adopted South Staffordshire Core Strategy sets a District wide target of 1,081 new homes up to 2028 and directs the majority of this housing to 15 settlements, with a target for each settlement. The SAD must allocate land to deliver by 2028: 163 homes around Perton; 105 homes around Bilbrook; and 222 homes around Codsall and “safeguard” land for further housing development during 2028-38. Views are sought on which of the identified sites are most suitable and when they should be released for development.
- 3.3 The key issue for Wolverhampton is the phasing and location of this housing, rather than its scale, and how this could affect the delivery of regeneration priorities and the setting and amenity of residential areas in the City. The proposals for new development in Codsall / Bilbrook and Perton have the greatest significance for Wolverhampton, and the Tettenhall Regis and Tettenhall Wightwick wards in particular.

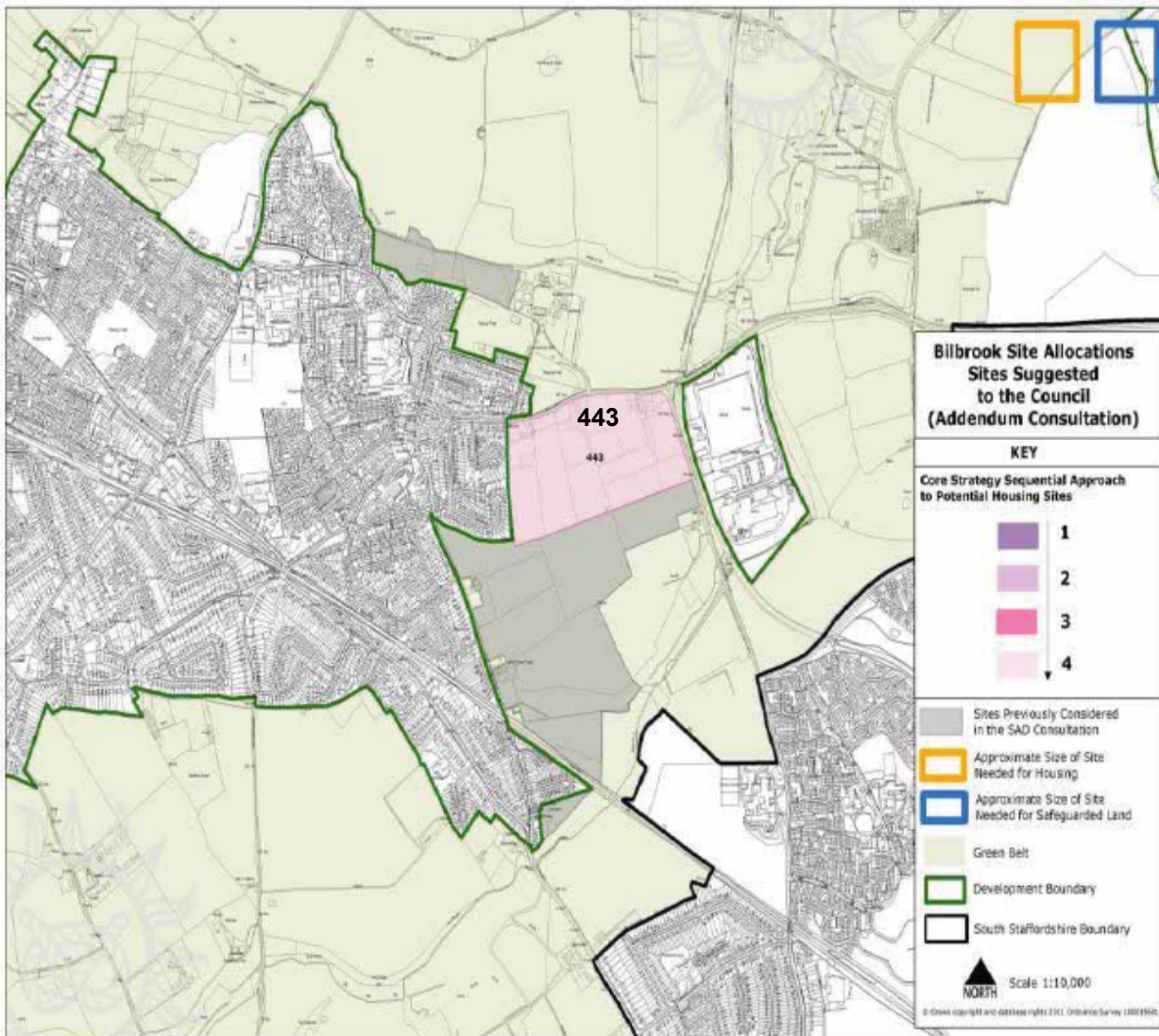
- 3.4 There are existing local road congestion issues in Tettenhall which may be exacerbated by new housing development and changes to road systems in South Staffordshire. Work carried out to investigate the potential impact of housing development at Perton, Codsall and Bilbrook on the road network concludes that there could be an 8-11% increase to traffic flows along the A41. The Tettenhall Neighbourhood Plan (Examination version) therefore expects South Staffordshire Council to ensure that this development does not have a detrimental effect on the Tettenhall road network and to work with the City Council to take remedial actions to avoid increased congestion on the A41 and other mitigation measures as appropriate (p.101).
- 3.5 There is very little land within the current built up areas of Perton and Codsall / Bilbrook which is suitable for housing development, therefore land needs to be taken out of the Green Belt around the edge of these settlements to meet the 2028 target, and any 2038 target. The proposed sites are shown on Maps 1-3, with the indicative area of land required to deliver the 2028 and 2038 housing targets respectively shown as orange and blue squares in the top right hand corner of each map.
- 3.6 Two additional sites are put forward for Perton, one of which (site 454) would reduce the Green Belt gap between Wolverhampton and Perton. One additional site is put forward for Bilbrook (site 443), where housing development could put pressure on the Wolverhampton road network. Two sites are put forward for Codsall (sites 446 and 447), which are likely to have a neutral effect on Wolverhampton.
- 3.7 Since work on the SAD began Tettenhall Members and local residents have expressed their concern about the implications of sites identified between Perton and Wolverhampton, in terms of encroachment towards Tettenhall and road access. Tettenhall Members have been briefed on the SAD Additional Sites consultation and consulted on the proposed response.

Map 1 – Perton Additional Sites



Map 2 – Codsall Additional Sites / Map 3 – Bilbrook Additional Site





3.8 It is recommended that the City Council's detailed response to the SAD Issues and Options Additional Sites consultation is based on the following principles:

- South Staffordshire covers large areas of Green Belt land, but those parts which are of most strategic importance are located around the urban area, as they stop settlements from merging and also support urban regeneration. Therefore it is of key importance to maintain the gap between the Black Country urban area and South Staffordshire villages.
- In the case of Perton, site 467 could be allocated for housing up to 2028 and any safeguarded land up to 2038, as this site makes a low contribution to Green Belt purposes and will not reduce the gap between Wolverhampton and Perton. Site 454 should not be allocated or safeguarded for housing, as it makes a high contribution to Green Belt purposes by maintaining the gap between Wolverhampton and Perton and preferable alternative sites are available, such as site 407. If site 454 is considered for housing allocation or safeguarding, this should be designed to: minimise any reduction of the gap, include appropriate landscaped buffers to reduce impact on Wolverhampton residents and have main road access from Perton.
- In the case of Bilbrook, site 443 should not be allocated or safeguarded for housing, as preferable alternative sites are available (sites 213 and 211) which would place less pressure on the Wolverhampton road network.
- In the case of Codsall, sites 446 and 447 could be allocated for housing up to 2028 and safeguarded land up to 2038, as these sites make a more limited contribution to Green Belt purposes and would place less pressure on the Wolverhampton road network than alternative sites.
- Any Perton and Codsall / Bilbrook housing allocations should be phased in the medium (5-10 years) or long (10-15 years) term, to minimise impacts on brownfield housing investment in Wolverhampton.

Employment

3.9 The Core Strategy supports modest extensions to the four freestanding strategic employment sites in the District where robust evidence and reasoned justification is provided to support the expansion. The District Council in partnership with the Black Country authorities have now commissioned a study that will provide this steer. The study is expected to be completed in late autumn 2014.

3.10 The starting point for the study is an acknowledged need for the provision of a competitive portfolio of readily developable employment sites in

Wolverhampton and the Black Country. There is currently a lack of sites close to the motorway network, and many sites, even where currently on the market, require extensive remediation or access improvements before being capable of development. This issue has been highlighted following the success of attracting JLR to i54, which is leading to strong enquiries from potential occupiers. At present i54 has only approximately 10 hectares available which is capable of accommodating c. 56,000 sqm of floor space and it is anticipated that this will be taken up in the next 3 to 5 years.

- 3.11 The City Council response to the main Issues and Options consultation proposed the allocation of a new site - 6 hectares of Council-owned land to the south of i54 on Wobaston Road which is available for employment development and not located in the Green Belt. This land is former playing fields but Sport England have agreed that new playing fields to be constructed at Barnhurst Lane will mitigate for any loss. The land has always been included in the joint venture arrangements for i54 with a view to being brought in to the i54 estate in the future. It is not clear why this site has not been included in the Additional Sites consultation, and it is important that it forms part of the SAD Preferred Options consultation. It is also important that this site, together with the western extension, is available for development in the short term should the need arise and this need cannot be accommodated on sites within the urban area.
- 3.12 The Additional Sites consultation puts forward one proposal for an extension to the Four Ashes employment site. Until the study referred to in para 3.9 has been completed (late autumn) it is not possible to come to a view on the merits of the proposed extension to the Four Ashes employment site.
- 3.13 It is recommended that the City Council's detailed response to the SAD Issues and Options Additional Sites consultation is based on the following principles:
- The Wobaston Road Playing Fields site (6 ha) should be included in the Preferred Options consultation as an extension to the i54 site, to be made available in the short term.

4.0 Financial implications

- 4.1 There are no immediate financial implications arising from this report. Any staffing costs will be met from the approved Planning budget 2014/15.
[TK/11092014/H]

5.0 Legal implications

- 5.1 As a neighbouring authority, South Staffordshire Council are required to work with the Council on the preparation of their Local Plan documents,

under the “duty to cooperate”. The “duty to cooperate” in relation to planning of sustainable development was enacted by S110 of the Localism Act 2011 inserting a new S33A into Part 2 of the Planning and Compulsory Purchase Act 2004. The National Planning Policy Framework Planning Practice Guide states that the duty co-operate places a legal duty on local planning authorities to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters.

- 5.2 The duty to cooperate is not a duty to agree. But local planning authorities should make every effort to secure the necessary cooperation on strategic cross boundary matters before they submit their Local Plans for examination. Local planning authorities must demonstrate how they have complied with the duty at the independent examination of their Local Plans. If a local planning authority cannot demonstrate that it has complied with the duty then the Local Plan will not be able to proceed further in examination. Local planning authorities will need to satisfy themselves about whether they have complied with the duty. As part of their consideration, local planning authorities will need to bear in mind that the cooperation should produce effective and deliverable policies on strategic cross boundary matters. [RB/10092009/W]

6.0 Equalities implications

- 6.1 A screening has been carried out for equalities implications and this concluded that a full Equality Analysis was not required for the recommendations of this report, as they do not involve a change to Council services, functions, policies or procedures.

7.0 Environmental implications

- 7.1 There are no direct environmental implications arising from this report.

8.0 Corporate landlord implications

- 8.1 There are no corporate landlord implications arising from this report.

9.0 Schedule of background papers

South Staffordshire Core Strategy – December 2012

Report to 25 July 2012 Cabinet: South Staffordshire Local Plan Update

Tettenhall Neighbourhood Plan Examination Version - January 2014

South Staffordshire Site Allocations Document (SAD) Issues and Options Consultation – March 2014

This report is PUBLIC
[NOT PROTECTIVELY MARKED]

Report to 23 April 2014 Cabinet: South Staffordshire Site Allocations Document:
Issues and Options Consultation

South Staffordshire Site Allocations Document (SAD) Issues and Options:
Additional Sites Consultation – August 2014