

South Staffordshire Council Local Plan 2018 - 2039

Objection 2 - SHELAA 163 163a

Mr Andrew Jones

Section 5

Failure to meet Strategic Objective 2:

Meet the housing and employment need of the district whilst making a proportionate contribution towards the unmet needs of Greater Birmingham and Black Country Housing Market Area and wide Functional Economic Market Area. New housing will be focused on sustainable locations within the district, either within or adjacent to the district's key villages or through urban extension adjacent to neighbouring towns and cities

We consider the Plan Team have not given sufficient consideration to the housing demands in the neighbouring boroughs. A failure to address the unmet needs and protect and enhance sustainable village centres.

In relation to Duty of Co-operation, we believe the Plan Team were largely satisfied the Linthouse Lane project satisfied the housing need over time and they had not considered other options. The Duty to Co-operate Topic Paper - November 2022 states:-

5.2 Over 14 Authorities must be considered and the demand far outstrips supply.

5.3 Unmet housing needs have been identified within GBHMA stands at 21,239 (August 2021), Despite release of green belt land, the subject has not being fully addressed.

Walsall Council boss Mike Bird expects the shortfall of homes to continue rising, saying the issue is now at "crisis point".

Walsall Borough Council has much needed housing in an area that has little future provision. Most of the call for sites are in the green belt between Bloxwich, Walsall and Aldridge. The policy of "brownfield sites first" is being considered with great importance along with Walsall's need for some 4,767 dwellings over a five-year period, brownfield sites may not fulfil demand.

A new report reveals the shortfall of new homes needed in the Black Country is now 36,819, which has shot up from the 26,920 figure given two years ago. Council planners say there are not enough brownfield sites in the region to cope with the growing population.

Councillor Bird said: "It will keep increasing because the housing shortage is such an issue, we are at crisis point. We have all got to look at the greenbelt and Walsall is no different.

(Express and Star 4th June 2021)

Allowing the development of SHELAA 163 and 163a would provide up to 361 dwellings in an area of huge demand and at crisis point. All of these factors have not being addressed fully.

Failure to meet Strategic Objective 8:

Protect and enhance sustainable village centres, retaining the existing retail offer and ensuring good access to community services and facilities

The Linthouse Lane development and our promoted land is equidistant from Essington and falls outside the 'green lung buffer zone' being afforded to Essington. We would anticipate that our scheme would not draw upon the facilities offered in Essington Village but draw of the facilities of New Invention, Short Heath, Willenhall, Bloxwich and Walsall. This would therefore help to protect the facilities of Essington.

We do not believe the plan team have considered SHELAA 163 and 163a in it's entirety and recognised fully the close proximity to Walsall and Willenhall. We do not believe the infrastructure which would be provided by the adjacent authorities was taken into consideration. These areas would benefit financially and socially from the development of SHELAA 163 and 163a.

Section 6

We are promoting a section of land that sits adjacent to the West Midlands Conurbation particularly to the Bloxwich / Walsall and Willenhall boundary. An area of growing investment in regeneration and jobs. Land adjacent to local services and network of communication.

Please refer to supporting document attached which explains our case in greater detail.