



Local Plan Review Consultation Response Form

Part A: Your Details (Please Print)		
Please ensure that we have an up to date email address wherever possible, or postal address, at which we can contact you.		
	Your Details	Agent's Details (if applicable)
Title	Messrs	Mrs
First Name		Janet
Last Name	Appleby	Hodson
E-mail Address		Office@jvhplanning.co.uk
Job Title (if applicable)		Principal
Organisation (if applicable)		JVH Town Planning Consultants Ltd
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The South Staffordshire Local Plan review **Spatial Housing Strategy & Infrastructure Delivery** document is being consulted on for a period of 8 weeks from Thursday 17 October until 5pm Thursday 12 December 2019. For advice on how to respond to the consultation form please email localplanreview@sstaffs.gov.uk or call 01902 696000.

Please note:

- Comments must be received by **5pm on Thursday 12 December 2019**. Late comments will not be duly made under the Regulations.
- Please fill in a separate Part B for each paragraph/table/topic you are commenting on
- Please explain your response where necessary

Representations cannot be kept confidential and will be available for public scrutiny, including your name and/or organisation (if applicable). However your contact details will not be published.

Part B: Please complete a new Part B for each representation you wish to make.

Name: Messrs Appleby -

Organisation: JVH Town Planning Consultants Ltd

- 1. Which part of the Local Plan review Spatial Housing Strategy and Infrastructure Delivery consultation does this representation relate to?**

Chapter	
Paragraph	5.15
Table	
Question (if applicable)	6, 7, 10
Other document eg SA, HRA	Spatial Options GBS

- 2. Please set out your comments below**

See attached

(Continue on a separate sheet and attach if necessary)

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Submissions to the Staffordshire Local Plan Review

Spatial Options

On Behalf

Of

Messrs Appleby [Site refs 164 and 164a]

Spatial Options

The preferred option envisages a new settlement area of search and an expansion of the edge of the conurbation to the north and the west.

It is explained in the document that this will require the release of the green belt in some locations to meet the overall housing need of 8845 dwellings, even taking into account that all the current land safeguarded will be developed.

It is considered that an expansion of the Conurbation to the north is the most preferred spatial option for growth before a new settlement is countenanced. The housing requirement stems to a large degree from the requirement of the Birmingham Conurbation, and it makes sense in planning terms to locate this growth in close proximity to the source of the requirement and where urban facilities are available in close proximity, and where travel opportunities are frequent.

In addition to this point the development of a new settlement will take many years to bring forward given the massive infrastructure requirement and long lead in times. Housing will need to be delivered in the intervening period and sites that can contribute to this along the

northern edge of the Conurbation should deliver homes first to meet the needs

Green Belt Review Documents .

The green belt review has been undertaken to consider which land can be released without harming the aims and objectives of the green belt.

We consider that the land parcels which have been delineated do not necessarily represent the impact of taking smaller parcels out of the green belt. Part of S20 H could be released for development without causing a very high impact on the green belt itself.

The Plan at Figure 2 at 5.15

This plan shows the areas of green belt along the north of the conurbation and how they have been rated by the green belt analysis. The land north of Sneyd Lane falls within Site S20H and the area is depicted as having a moderate to high impact on the green belt if released for development. The preferred strategy is said not to require any land to be released that would cause very high harm. The land north of Sneyd Lane part of S 20 H does not cause very high harm and should be a candidate for release in the future either in part or whole. This would be a logical extension of the conurbation to meet the housing needs generated there. Indeed Appendix 3 of the green belt study notes that

“

It is strongly contained by the motorway so its release would not weaken the Green Belt boundary or the integrity of the wider Green Belt “

It is clear that the presence of the motorway is a major delineating feature containing development within this parcel.

The green belt review offers no significant opportunities better than S 20H to release land from the green belt along the northern edge of the conurbation. The map at 5.15 shows that

this is the only major site which does not score high or very high in terms of the green belt ratings and on this basis this should form part of the rationale for the release of the site to meet development needs. The scale of S20H is such that it can provide a major housing site in a contained and sustainable location

All comments should be made in writing preferably using this form and should be made no later than 5pm Thursday 12 December 2019

You can view the documents online at www.sstaffs.gov.uk/localplanreview

Contact:

Email the form to: localplanreview@sstaffs.gov.uk

Or send by post to: Strategic Planning Team, South Staffordshire Council, Council Offices, Wolverhampton Road, Codsall, South Staffordshire, WV8 1PX.

Data Protection

Your details will be added to our Local Plans Consultation database so that we can contact you as the review progresses. South Staffordshire Council will process your personal data in accordance with the Data Protection Act 2018 and the General Data Protection Regulations (GDPR). Our Privacy Notice can be viewed at <https://www.sstaffs.gov.uk/planning/strategic-planning--data-protection.cfm>