

Strategic Planning Team
South Staffordshire Council

By Email: localplans@sstaffs.gov.uk

13 December 2021

Our Ref: 1717-02

Dear Sir/ Madam

planning

transportation
planning

environment

design

LOCAL PLAN - PREFERRED OPTIONS

AXIS ON BEHALF OF THE OWNERS OF CAMPIONS WOOD QUARRY (SITE 116)

We write on behalf of our client, Search Impact Ltd, to make representations to South Staffordshire Council's Local Plan Review – Preferred Options Consultation.

Site 116 'Land South of Wolverhampton Rd - Campions Wood Quarry' was put forward in October 2017 as part of the Strategic Housing and Economic Land Availability Assessment (SHELAA) 'Call for Sites'. Site 116 was subsequently included in the Draft SHELAA categorised as 'NCD2', i.e. a site potentially suitable for housing but not currently developable because of other constraints. The site was then re-promoted through the Local Plan Issues and Options Call for Sites in November 2018. The site has again been categorised as 'NCD2' in the SHELAA published in October 2021 and has not been allocated for housing in the Local Plan Review – Preferred Options.

Whilst we support the SHELAA assessment that the site is potentially suitable for housing, we do not accept there are constraints that render the site undevelopable for housing within the Plan Period of the new Local Plan, up to 2038.

In light of the above, we have responded to Question 8 contained within the Local Plan Review – Preferred Options.

Question 8: Do you support the proposed housing allocations in Policy SA5?

Policy SA5 of the Preferred Options sets out housing allocations. Two sites within the town of Cheslyn Hay are allocated, however Site 116 is not one of those sites. Given the availability of the site and that we consider the site to provide a logical and sustainable extension to Cheslyn Hay, we cannot support Policy SA5 on the basis that Site 116 is not one of the allocated sites.

We have agreed with Staffordshire County Council that it would be premature to hold detailed discussions on the restoration of the site whilst it is being promoted for residential development; a non-material amendment application is currently pending determination to further defer the submission of the detailed restoration scheme for the site. Hence, we are of the view that the assessment in the SHELAA which questions the availability of the site by referencing a need to demonstrate the

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necessary restoration conditions is unfounded; those discussions would only be meaningful once the use of the site after the quarry operations is decided. Our client's vision for the site is to deliver comprehensive, phased restoration of the quarry which incorporates the phased delivery of land for residential development, incorporating areas of open space and ecological improvement areas.

The SHELAA also questions the availability of the site on the basis of the quarry lifespan. We do not consider the permitted lifespan of the quarry to affect the availability of the site within the Plan period for the delivery of residential development; quarry operations have already ceased in some areas where the mineral reserves have been found to be of insufficient quality or have been fully worked. These areas are proposed to form the first 2no. phases of residential development, as shown on the 'Illustrative Concept Residential Scheme'.

Site 116 abuts existing residential areas, and there is clear potential to provide linkages to these as part of the design masterplan. A phased approach to landscaping would enable the visual influence of development to be wholly or largely contained within the Site itself, with little effect upon nearby countryside. A holistic restoration scheme/ development masterplan for the Site as a whole could incorporate the existing public right of way and an existing Great Crested Newt habitat area set aside as part of existing quarrying operations.

Our client is not proposing to bring the entire site forward as a single development but is instead offering phased development, with parcels being released in line with the housing requirements of the current and subsequent Local Plans. The phased release of land parcels for residential development would not sterilise exploitable mineral reserves, with residential development being located on areas where mineral extraction has ceased.

Overall, Site 116 provides an excellent opportunity to meet Cheslyn Hay's future housing requirements from a single, safeguarded site, released in distinct residential development parcels between now and 2038.

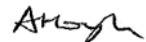
In order to facilitate residential development at the Site in the future, planning policy to allow it to come forward needs to be shaped now and the Site allocated within the emerging Plan.

We trust the above will help inform the finalisation of the Plan.

Finally, we note that SHELAA incorrectly records the Agent for Site 116 as Peacock Smith. We would be grateful if you can amend your records to show AXIS as the Agent.

Please do not hesitate to contact the undersigned at our Chester Office should you wish to discuss any points raised.

Yours faithfully



Alistair Hoyle

Associate Director