	<b>South Staffordshire Local Plan</b>	Date Received:
	<b>Strategic Housing and Economic Land Availability Assessment (SHELAA) CALL FOR SITES Suggestion Form</b>	Date Acknowledged:  <b>FOR OFFICIAL USE ONLY</b>

Please use this form to provide supporting information on sites suggested for development. A separate form should be completed for each site suggested. You may photocopy this form or obtain more copies free of charge on request. **Please provide a site plan identifying the land suggested at a scale of no less than 1:2500.**

<b>1. Personal Details</b>			
Title	Mr.	Initials	N.
Surname	Jones		
Job Title (where relevant)	Regional Director (Midlands)		
Organisation (where relevant)	Richborough Estates		
Address	2nd Floor Waterloo House 20 Waterloo Street Birmingham		
		Post Code	B3 2DX
Telephone Number	0121 713 1530		
Email address	myles.wild-smith@lichfields.uk		

<b>2. Agent's Details (if applicable)</b>			
Title	Mr.	Initials	M.
Surname	Wild-Smith		
Job Title (where relevant)	Associate Director		
Organisation (where relevant)	Lichfields		
Address	Cornerblock 2 Cornwall Street Birmingham		
		Post Code	B3 2DX
Telephone Number	0121 713 1530		
Email address	myles.wild-smith@lichfields.uk		

<b>3. Status (please tick all that apply)</b>	
Owner of the site <input type="checkbox"/>	Planning Consultant <input type="checkbox"/>
Parish Council <input type="checkbox"/>	Land Agent <input checked="" type="checkbox"/>
Local Resident <input type="checkbox"/>	Developer <input type="checkbox"/>
Amenity/Community Group <input type="checkbox"/>	Registered Social Landlord <input type="checkbox"/>
Other (please specify):	

<b>4. Site Ownership</b>		
I (or my client) is....		
The sole, or part owner of the site?	Sole Owner <input type="checkbox"/>	Part Owner <input checked="" type="checkbox"/>
If you are not the landowner or the site is in multiple ownership, please submit the name, address and contact details of the land owner(s) in the space provided	STC Packers Ltd Church Farm Hatherton Cannock Staffordshire WS11 1RR Tel: 01543 574 444	
If not the landowner, I confirm that the landowner/s have been informed of this site submission	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Does the owner(s) support the development of the site?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

<b>5. Site Characteristics</b>	
Site location - include Grid Reference and postcode if known	ST19 5PT Grid Reference: SJ935107 Easting 393589 Northing 310738
Site Area (hectares)	87
Current Land Use(s) e.g. agriculture, employment, unused/vacant etc.	A mixture of agricultural fields, agricultural farms and associated buildings.
Type of site e.g. greenfield, previously developed land/brownfield	A mixture of greenfield and brownfield land.

<b>6. Proposed Future Uses &amp; Potential Site Capacity</b>		
Use (please specify)	Yes	Basic Capacity Information – area/number of dwellings/number of units/proposed floorspace
Housing (please specify types)	<input type="checkbox"/>	

Employment (B1, B2 and B8 uses)	<input checked="" type="checkbox"/>	c.228,000 square meters of high-quality B8/Logistics floorspace.
Mixed use (please specify uses)	<input type="checkbox"/>	
Self or Custom build housing	<input type="checkbox"/>	
Other (please specify uses)	<input type="checkbox"/>	

<b>7. Market Interest</b>		
Please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site.		
	<b>Yes</b>	<b>Comments</b>
Site is owned by a developer	<input type="checkbox"/>	
Site is under option to a developer	<input checked="" type="checkbox"/>	The site is under option by Richborough Estates who have in place an agreement with the landowner to promote the site.
Enquiries received	<input type="checkbox"/>	
Site is currently being marketed	<input type="checkbox"/>	
None	<input type="checkbox"/>	
Not Known	<input type="checkbox"/>	

<b>8. Utilities</b>			
Please tell us which of the following utilities are available to the site			
	<b>Yes</b>	<b>No</b>	<b>Unsure</b>
Mains water supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mains sewerage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electric supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public highway	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landline telephone/broadband internet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Transport	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (please specify):			

<b>9. Constraints</b>			
Please tell us which of the following constraints are applicable to the site			
	<b>Yes</b>	<b>No</b>	<b>Unsure</b>
Land in other ownership must be acquired to enable the site to be developed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Restrictive covenants exist	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Current land use(s) need to be relocated	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Physical constraints (topography, trees, other)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Flood Risk	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Infrastructure required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public rights of way cross or adjoin the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land contamination	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Access constraints	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Please provide any relevant information of likely measures to overcome the above constraints that you have answered "YES" to:	A Public Right of Way [PRoW] passes along the eastern boundary of the site and through a small part of the south eastern part of the site. However, development could be located in such a way that it would not impede on the existing PRoW. Access to the site is provided via Gailey Lea Lane, which connects to the A5 to the south of the site, however, improvements to this access would be required.		
<b>10. Timescale for Deliverability</b>			
Please indicate the approximate timescale for when the site will become available for development:			
		<b>Comments</b> – particularly if you have indicated that the site is not immediately available, please explain why:	
Immediately	<input type="checkbox"/>		
Up to 5 years	<input checked="" type="checkbox"/>		
5 - 10 years	<input type="checkbox"/>		
10 – 15 years	<input type="checkbox"/>		
Beyond 15 years	<input type="checkbox"/>		



**11. Other Relevant Information** – Please use the space below for additional information relating to the questions on this form only. You are not required to provide lengthy supporting information at this stage (any additional information should be limited to 1 side of A4):

In due course, a Vision Document will be submitted to the Council to identify how the Site could deliver Richborough’s proposals. However, in the interim and in support of this Call for Sites Form, an indicative masterplan has been prepared, which demonstrates how the Site could deliver approximately c.228,000 square meters of high-quality B8/Logistics floorspace, together with attractive open space, other supporting infrastructure and a visual buffer of planting along the northern Site edge to create a defensible boundary.


The Site is located adjacent to the M6 J12, the A5, and has easy access to the M54 to the south. To the south-west of the site, and beyond the M6, is the site for the forthcoming West Midlands Interchange [WMI], which comprises an open access intermodal strategic rail freight interchange terminal (“SRFI”), c.743,200 sq. m of rail-served warehousing floor space, a small amount of space for ancillary buildings and storage areas, along with at least c.108 ha of on-site Green Infrastructure. The Site is therefore located in a crucial area within the District, which will act as a key employment corridor within this part of the District. It is also well placed to meet the Black Country Authorities’ [BCAs] unmet employment needs in close proximity to where they arise, given its proximity to Wolverhampton. In essence, the Site is a highly sustainable and logical location for employment growth.

Whilst the Site is within the Green Belt, it is considered that the Site has a weak contribution to the five purposes of the Green Belt, and the harm from its release would be considered to be ‘Very low harm/Low harm’ by virtue of the significantly urbanising impacts that the consented WMI and M6 will have on this area of the Green Belt. In any event, given the unmet employment land needs of the BCAs, there is a cogent need to release the Site from the Green Belt to assist in meeting these needs. Therefore, it is considered that the release of the Site from the Green Belt, and allocation of the site for employment in the emerging Local Plan Review, would unlock the Site’s position along this key employment corridor on the SRN and next to the SRFI and secure long term success and economic growth in South Staffordshire and across the FEMA more widely.

**When completed, please send this form to:**

Local Plans Team, South Staffordshire Council, Council Offices, Codsall, South Staffordshire, WV8 1PX  
Or email: [localplans@sstaffs.gov.uk](mailto:localplans@sstaffs.gov.uk)

**Data Protection:** The Strategic Planning Team manages and maintains a register of persons who have an interest in the Strategic Housing and Employment Land Availability Assessment (SHELAA). In order to do this in an effective way we will need to collect and use personal information about you. For more information about how we process this data see [Strategic Planning Team - Data Protection](#). By completing and submitting this form you agree to our data processing protocol.

Signature:.....  
Date:..... 13 December 2021 .....

JA1965 Gailey Lee Farm, Gailey Lee Lane Stafford ST19 5PT– Approx.207acres



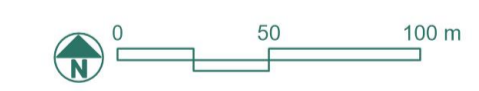
This plan is to be used for indicative use only. Boundaries are to be confirmed. Copyright Licence No. WL11058.  
John Alison Land & Research Ltd. Unit 3, Priory Court, Poulton, Cirencester, GL7 5JB







Key



Richborough Estates  
**nineteen47**  
 CHARTERED TOWN PLANNERS & URBAN DESIGNERS

Project Gailey Lea		
Drawing Title Illustrative Masterplan		
Project Code n1776	Drawing Nr 005	Rev -
Date 25.10.2021	Drawing Scale 1:2500 @ A1	