Local Plans Team

South Staffordshire Council

Council Offices

Wolverhampton Road

Codsall

South Staffordshire

WV8 IPX

Via Email only

Date 09 December 2021

**Re: Local Plan Review – Preferred Options Consultation**

Dear Kelly

Economic Growth and Delivery

Business and Enterprise

Staffordshire Place 1

Tipping Street

Stafford

ST16 2DH

Telephone: **01785 277353**

Email: [**jonathan.vining@staffordshire.gov.uk**](mailto:jonathan.vining@staffordshire.gov.uk)

Please ask for: Jonathan Vining

As you will be aware the County Council has previously made South Staffordshire District Council of all our land holdings that could be made available for development through the call for sites. Throughout the preparation of the plan the concept of a new settlement as a future plan for growth has been presented, with an area of search following the A449 corridor from Featherstone to Penkridge. The County Council has substantial holdings within this area of search and we have begun to undertake some conceptual work to consider how our holdings could be utilised in the provision of a garden settlement type context, informed by infrastructure requirements.

Enclosed within this letter are the plans and reports we have had prepared to date. These have also been shared with Penkridge Parish Council. Due to the location of our land holdings the proposal is not for a stand-alone new settlement but a sustainable, infrastructure informed expansion of Penkridge, which makes use of the existing railway station and attempts to address long standing issues of motorway traffic routing through the centre of the village. Considering the area of search there would appear to be limited options, if any, for a standalone settlement that doesn’t connect to an existing village. It is therefore suggested that the wording in Policy DS4 is amended to provide for the consideration of an expanded settlement following the same principles of design etc that are listed in the Policy.

At present our work has focused on our own holdings in the main but we would be happy to engage with adjacent landowners to consider alternative options. As stated the work undertaken to date is conceptual in nature with the intention of providing the start of a dialogue. We would very much like to explore this opportunity with the District and Parish Council in the context of Policy DS4 and a long-term vision for growth over future plan periods. This could take the form of enhanced three-tier working between the Parish, District and County Councils to collaborate and co-ordinate our respective place shaping activities.

In terms of the existing proposals for Penkridge within the Preferred Options plan we would suggest that, given the area of search set out in Appendix F, Policy provision for the proposed allocations should ensure future connectivity options to the A449 from the west are not sterilised through layout or location of buildings. This could be informed by appropriate masterplanning and/or design code requirements. It might be that you can help convene a meeting by putting us in touch with the other landowners so we can commence a dialogue involving local stakeholders.

Whilst I oversee the County Farm service and will work with our property teams to release any of the publicly owned land, I will seek to co-ordinate the County Council’s activity through SCC’s Principal Spatial Planning Officer to ensure that consistent lines of communications are maintained throughout the plan-making process.

Yours sincerely

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**Jonathan Vining**

Head of Economic Growth and Delivery,

Staffordshire County Council.

Enc.

* SFE001 Penkridge Growth Scenarios Report Aug 2020
* SCC Farm Site Transport Appraisal Penkridge Report v1.0
* Land west of Penkridge - High Level Feasibility and Viability Assessment 10-09-19
* Penkridge County Farm Land Development Appraisal - Woods