

Local Plan Review

South Staffs District Council

The documents we will be discussing this evening have been published by the District Council and all responses will need to go to them. There will be a box in the vestibule of this building if you wish to return them here, or they can be posted or emailed to the District Council in Codsall. SSDC has been asked to find extra homes as the Greater Birmingham Housing Market Area has been asked to find more homes as Birmingham has a large shortfall.

The District Council has been working on the Local Plan Review for some time and wishes to know your views on the Options they have put forward, although their preferred Option is Option G.

I am going to take you through the Options this evening and will try to explain simply the issues for us as residents.

Tier 1 and Tier 2 villages

- Infrastructure
- Transport links

Firstly some words of explanation about the terms used. You will see that we are a Tier 2 village. Tier 1 villages are those with railway stations, good transport links, shops, schools and employment, eg Codsall and Bilbrook.

Tier 2 villages are large villages but do not have the same public transport or employment advantages.

We also have Tiers 3,4 and 5 going down to the smallest hamlets.

Perton Tier 2

- **Option A** **30% in Tier 1 and 2**
- **Option B** **150 new homes**
- **Option C** **90% in Tier 1 and 2**
- **Option D** **Govt plan**
- **Option E** **Affordable housing, 150**
- **Option F** **Public transport links**

The District Council have asked that the Options they have considered are discussed with you, these are Options A-G.

Option A. This Option would see 30% of new growth focussed on Tier1 and Tier 2 villages by taking up any available brown field sites.

Option B would give 5.8% of the growth on existing sites eg 150 homes for us on Low Harm or Moderate to High Harm sites in the Green Belt. More about the Green Belt later.

Option C. 90% of the new growth would be in Tier 1 and Tier 2 villages, 45% in each category.

Option D. The Government, through the GBHMA, would like to pinpoint areas of growth- for example near employment links and main public transport links.

Option E. This is about local affordability. We have 10% of the 0-16 year olds in the District and new homes would give them the opportunity to stay close to the areas in which they grew up. This would give us another 150 homes.

Option F. This would be where there are good public transport links and on brownfield sites.

Option G

SSDC preferred

- **Infrastructure led**
- **New garden village (from 2037)**
- **We have green belt options- MORE LATER!**

Option G is the preferred Option by SSDC. This option would be infrastructure led, that is to say where there are good road links , highways, shops, schools, NHS facilities etc. Perton has lots of Green Belt possibilities and a larger site, bigger than some of the other Tier 2 villages.

The reference to green infrastructure is the possibility of a country park.

The possibility of a left turning lane at the A41 crossroads may be explored with this Option.

Also a new garden village to take a up to 10,000 homes would be discussed for a later stage.

New garden village

- Favoured by SSDC
- Providing 10,000 homes?
- Where?

In Featherstone - brownfield site, North of Black Country, West of Black Country or Western edge of Cannock

The District Council likes the prospect of another garden village similar to Perton, but this would take time to plan and other new housing would be needed first. There are 4 locations being considered.

In Featherstone there is a large site which is brownfield, that was occupied by the Royal Ordnance factory. Some of the infrastructure i.e. roads and services are already in place.

North of us, somewhere along the A449, another site could be developed. If Central Govt goes ahead with a plan to put a Rail Hub just south of Gailey, this would bring employment into the area and make this Option more likely. This would also have an impact on our traffic as containers would be delivered to the site and collected from it. There would be a lot of warehousing.

West of the Black Country would be in our area.

Western edge of Cannock would be close to the Rail Hub and the new motorway connection between the M54 and the M6. This is a Highways England project which will take motorway traffic north from the M54 onto the M6.

An area near Dunston close to the M6 is also being considered.

New garden village

- A449 corridor by West Coast Rail- Govt option for new rail hub near Gailey. Commercial rail traffic
- May impact on local traffic around main road routes

So the possibility of the A449 corridor, between Gailey and Stafford is likely if the Rail Hub is built, bringing 8000 jobs to our region. This would of course have an impact on our roads too.

Perton and Option G

- First development at Golf Course- 220 homes
- Second development- safeguarded land- 146 homes
- New development- extra 221 homes
- **Total 587 homes**

You will all know that Perton already has a site for 220 homes designated at the Golf Course. The land has been bought by Housing Plus, a new organisation which has been created from South Staffs Housing Association and Shropshire Housing Association.

There is a smaller field to the north of the Golf Course, which also runs along Wrottesley Park Road, that can take another development of 146 homes. This land has been safeguarded, that means reserved, already. Under Option G this land would be developed too. That would make 366 homes on these two sites.

Under Option G there would be more new homes required, another 221. This makes a total of 587 homes. To give you some idea of scale, at the moment we have 4500 homes, that includes flats, maisonettes and houses and bungalows.

Perton Road Improvements

1. New lane on Wrottesley Park Road leading to A41 traffic lights
2. Retiming traffic light sequence
3. Roundabout at Jenny Walker Lane crossroads

To go with these proposals the District Council think that a new lane should be created to the A41 traffic lights to take left turning traffic. That is one idea.

The Parish Council thinks that it may also improve the traffic flow if we ask for a roundabout instead of traffic lights at the Jenny Walker Lane crossroads, so that traffic running towards Pattingham does not stop the flow down Jenny Walker Lane.

It may also be possible to ask for a roundabout or a permanent left filter at the A454 to speed up the exit for those leaving for work. Please give those ideas some thought.

Green Belt 2019

There are 4 Purposes

1. Prevent sprawl
2. Prevent communities merging
3. Safeguarding
4. Preserving character

We are thinking now about Green Belt issues.

There are 4 purposes for Green Belt and our Green Belt around our village has suddenly become more vulnerable.

The first purpose is to prevent Sprawl. This is when large built up areas spread into others.

The second purpose is to prevent communities merging with each other.

The third purpose is to safeguard land, this is to protect agricultural land for the future.

The fourth purpose is to preserve the historic character or setting of communities.

The third paper you have shows in Green Belt Purpose 1 what has been said about Perton, **the narrow separation between ourselves and the conurbation makes the Green Belt 'weak' in certain areas.**

In Green Belt Purpose 2, preventing communities from merging, **this has been ignored in our case.** We have three communities in the Wolverhampton area very close to ourselves, the Wergs, Tettenhall Wood, and Wightwick.

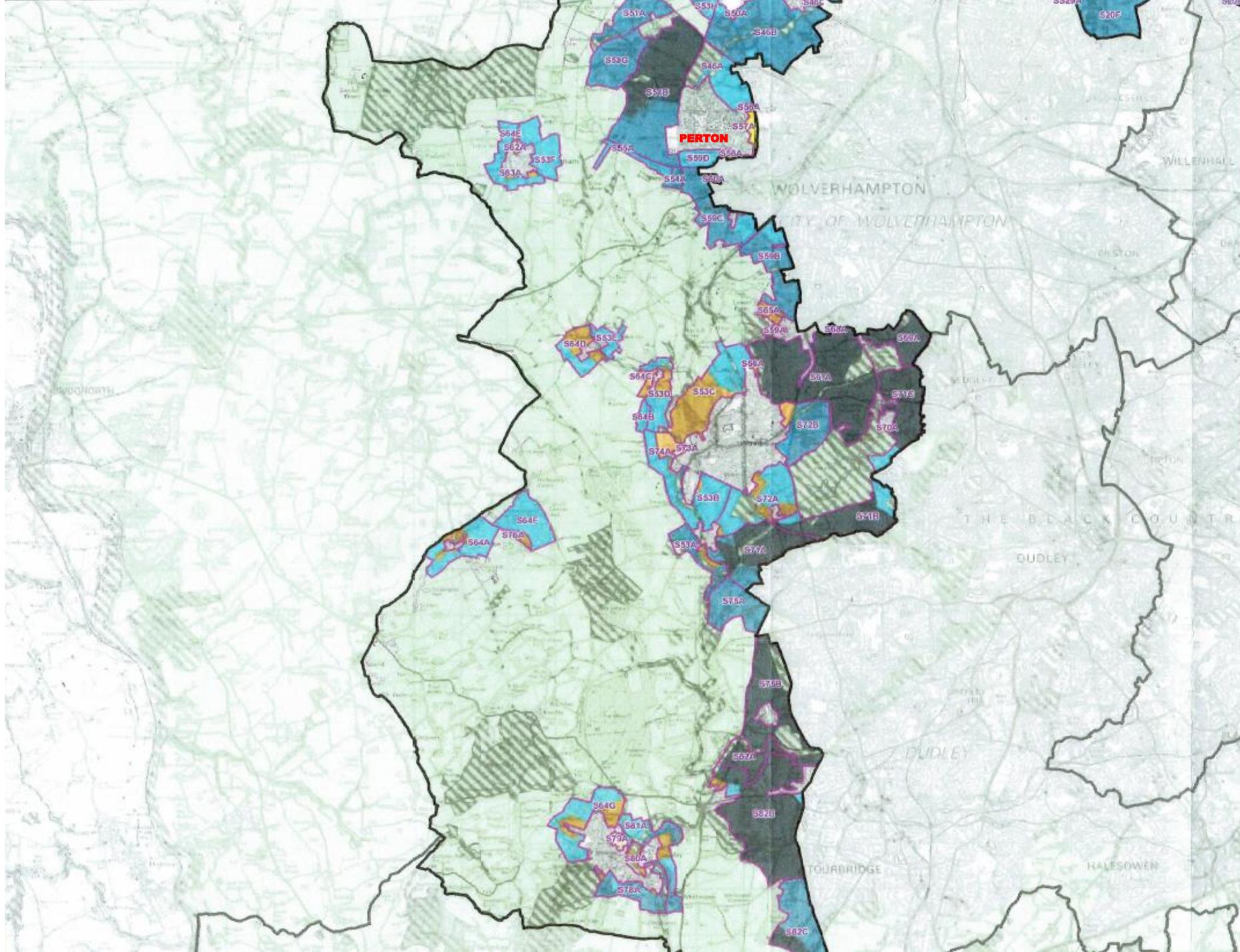
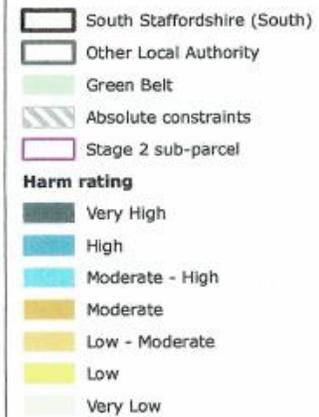
Green Belt Purpose 3 should safeguard the countryside from encroachment but **again the land between us and the Wolverhampton area is considered to be too narrow and too developed.**

Green Belt 4, the historic setting, does not apply to anywhere in South Staffs apparently.

The first map to show you this evening is one at Figure 7 in the SSDC documents on Green Belt. We are not allowed to produce this map for you due to copyright restrictions, but we want to draw your attention to the yellow areas which show our weak areas of Green Belt at the playing fields and the field at the back of Boundary Farm. That is a field which has had two previous planning inquiries refused. I should declare an interest in that our house backs onto Boundary Farm.

On this map you can also see blue areas. The Bradshaws has been designated an area of high harm to the Green Belt if it is developed. For the first time the fields to the north of our village running up to the A41 have been noted as an area of only Moderate to High Harm, as has the field to the south opposite the Golf Course which belongs to Lord Wrottesley.

Figure 7.3b: Harm Assessment -
South Staffordshire South



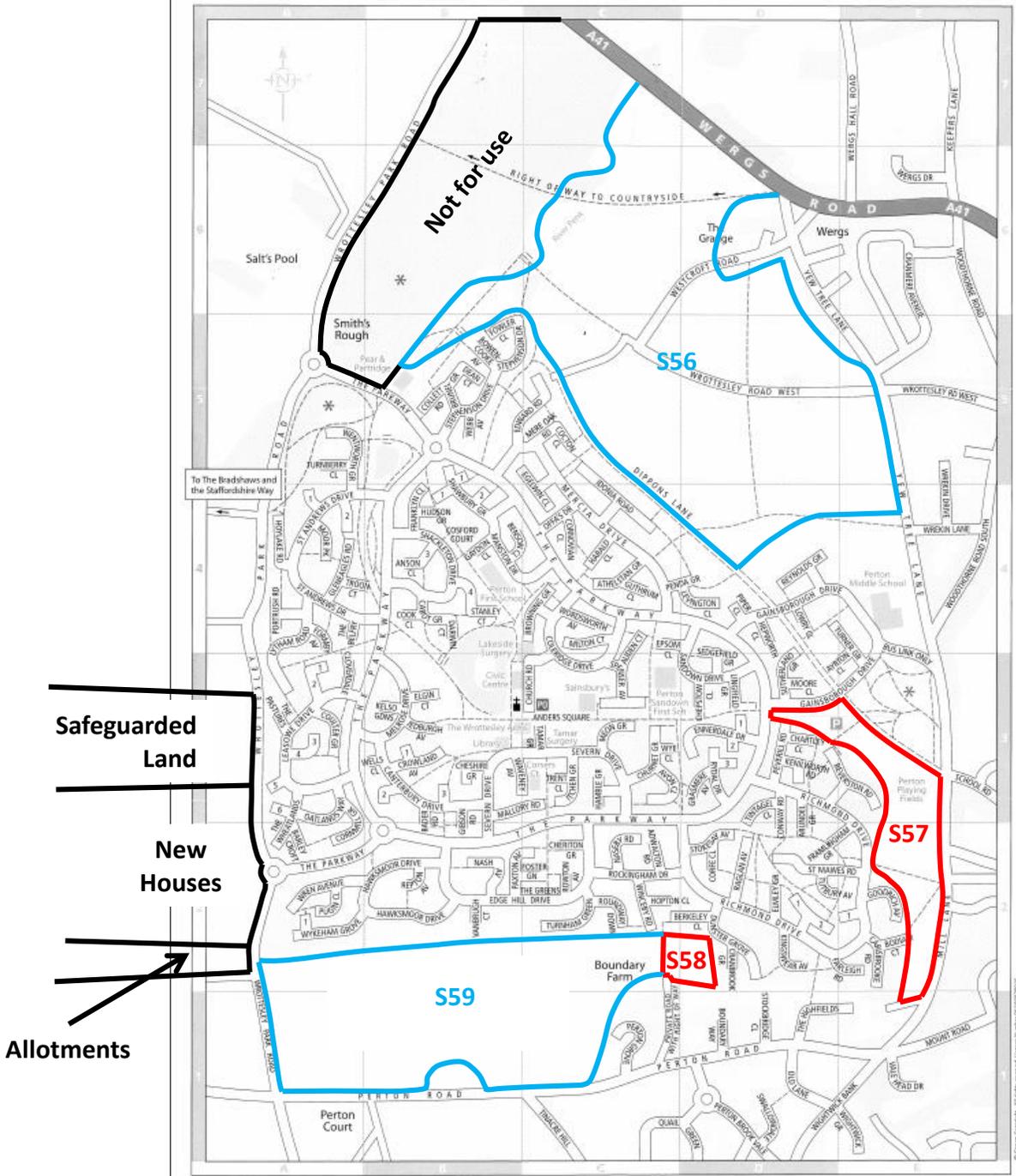
To try to make this clearer for you we have used our own parish map, for which we own the copyright, and we have printed off for you the designated numbers of the areas.

You can see that S57 is the playing fields and S58 is the field behind Boundary Farm in Wightwick.

The diagonal hatching is the Natural Burial Ground and the area of woodland down to the Pear and Partridge, that is not for use as housing.

However, for the first time the area to the north of our village, up to the A41, S56, has appeared on our area map and has been designated an area of Moderate to High Harm. To add to that there will be another complication if the crematorium is given permission by the Secretary of State at the Wergs, that is directly on the other side to the A41 in the Wergs Hall estate.

Also the field owned by Lord Wrottesley, which is opposite the Golf Course, is another area of Moderate to High Harm to the Green Belt. This would join us to Wightwick. Both these areas may come up for consideration for housing in the future.



Moderate – High

Where land makes a moderate contribution to one of the Green Belt purposes and a weak contribution to the others, but where its release would significantly weaken the adjacent Green Belt (for example by isolating an area of Green Belt that makes a stronger contribution), harm is likely to be moderate-high.

Low

Where land makes a relatively weak contribution to one of the Green Belt purposes and a weak contribution to the others, and its release would not weaken the Green Belt boundary or the integrity of adjacent Green Belt land, harm is likely to be low.

Harm Assessment

- S56** Moderate – High
- S57** Low
- S58** Low
- S59** Moderate – High

What do we as residents need to do?

At the back of your papers is the Form!!!

Part A – fill in your details

Part B – fill in your comments in Box 2

Closing Date 12th December, 5pm.

The consultation form is at the back of your papers and the Parish Council hope you will complete this. The front of the form asks for your details as a local resident. The important back of the form is for your comments. As we will be referring to different documents from which this presentation has been taken, do not worry about section 1 in Part B. Please fill in Section 2 which is for your comments.

The Parish Council hope that you will use the form to write your comments or email them to the South Staffs District Council in Codsall. There are three issues to draw to your attention-

Housing

Green Belt

Highways

You can continue on a separate sheet if you wish and the closing date is 12th December at 5pm.

Again I remind you that you can deliver your forms here and they will be taken to SSDC, or email them, or post them.