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Dear Sir/Madam

**South Staffordshire Local Plan
Publication Plan November 2022
Regulation 19 Consultation**

Thank you for the opportunity to submit this representation to the South Staffordshire District Council's Local Plan Review consultation Regulation 19.

This representation is made on behalf the owners of land off Primrose Close Wheaton Aston, Site reference 094 within SHELAA 2022 Locality 2 Table 2022 and Shropshire Homes – see attached plan

We comment as follows:-

Housing- Policy DS4

Policy DS4, which sets a housing target of 9,089 homes over the Plan period whilst providing additional homes to ensure plan flexibility is supported, albeit that the proposed housing requirement should be viewed as a minimum and without restrictions in place that prevent increased levels of sustainable growth.

However, given that the Black Country Plan and Birmingham Issues and Options, identify that the extent of the housing shortfall within the GB&BCHMA, is higher than that which South Staffordshire numbers have allowed for, future housing targets should be increased to assist in covering the shortfall.

Given the projected size of the shortfall in housing numbers, land at Primrose Close, Wheaton Aston could make a positive contribution to South Staffordshire's housing numbers.

We understand that the plan is at a late stage of preparation, however our client's would welcome the opportunity for inclusion of this sustainable and deliverable site as a possible alternative to other options being explored by the Council.



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A list of Partners is available upon request

Housing Allocations- Policy SA5

South Staffordshire District Council identifies that future housing growth is to be located in the most sustainable locations to meet unmet housing need. Land at Primrose Close is a logical and sustainable extension to Wheaton Aston and is an opportunity to deliver new dwellings of a scale complementary to the existing settlement pattern whilst also providing benefits to the locality throughout construction and through enhancements to the village by way of additional affordable housing, and contributions to local infrastructure and services.

Within SHELAA 2022 Locality 2 Table 2022, Site 094 is identified as potentially suitable for development subject to access. The landowner and Shropshire Homes are in discussion with a third party with regards to a developable access and given this to be the case, the land will make a logical allocation in the Local Plan.

Land off Primrose Close, Wheaton Aston

Site Description and Proposed Development

The landowner in conjunction with Shropshire Homes are working together in the promotion of site reference 094 as shown on the Site Location Plan, appended to this representation. The land is currently in agricultural use.

This land represents a logical and sustainable extension to the existing urban area and provides an opportunity to provide much needed new homes, to enhance the local setting, sustainability and access of the adjacent school and in addition provide Wheaton Aston with enhanced community facilities.

There are no significant physical features which would prevent the development coming forward and its development is considered to have minimal impact on landscape. Lack of a deliverable access has historically counted against this land's removal from Open Countryside, however the landowner and developer are in discussion with a third party to deliver this.

To date, a range of high-level technical work has been undertaken in respect of the land. This indicates that there are no constraints which would preclude development, including environmental or heritage matters.

Sustainability

The land is located on the northern edge of Wheaton Aston directly north east St Mary's C of E First School and Nursery. Local village services include post office, shop and public houses. The land is therefore sustainably located in terms of access to local facilities and services.

In terms of public transport, the village has 3 bus routes servicing 7 bus stops with connections to Stafford, Brewood and Wolverhampton.

Availability

The landowner and Shropshire Homes are supportive of the development of the land, to deliver needed new homes. Our client is confident that the development is achievable and deliverable in the short-term to support the continued organic growth of the village of Wheaton Aston.

Suitability

The land is topographically flat and can be developed with minimal impact upon the landscape. Wheaton Aston is a sought after village and the land's proximity to the school makes this an ideal location to support the school, reduce traffic movements from adjacent family accommodation, and increase the safety of the playing field by providing enhanced surveillance featuring and active frontages onto this vital community facility.

This development will not result in encroachment towards any settlement and the village envelope could be naturally extended to also include the adjacent school.

Achievability

There are no known constraints and the land is located within Flood Zone 1, the lowest risk from flooding.

It is not known at this stage whether any of the trees on site are subject to a tree preservation orders, however, the land is not located within a Conservation Area. There are no other known environmental nor historical designations which affect the land. There are no existing uses that would require relocation and no issues of contamination that would require remediation.

In terms of access, a deliverable development access is being discussed with a preferred third party, and there are further options available in addition to that which is currently being explored.

Deliverability

The information set out above demonstrates that land at Primrose Close, Wheaton Aston is suitable for development.

Shropshire Homes who have recent experience developing in the village, has been selected by the landowner as a promotional partner. A developable access is being discussed with a third party to facilitate a future development. Should the Council be open to considering the land as a prospective development, Shropshire Homes will be delighted to meet with the Council to discuss proposals with a view to working up a framework Masterplan.

We welcome the opportunity to meet and discuss our proposals in greater detail.

Yours faithfully



Ian R Mercer FAAV MRICS
Partner