

# **Objection to South Staffs Plan Review 2022**

**Objection against decision of South Staffordshire Council  
not to include promoted land SHELAA 163 and 163a in the  
housing allocation in the Local Plan review Preferred  
Options 2022.**

**Land for residential development at rear of Sneyd Lane,  
Essington including a new road connecting Kitchen Lane and  
Vernon Way.**

(Review period Friday 11<sup>th</sup> November 2022 to Friday 23<sup>rd</sup> December 2022)

**Land Promoted by Landowners' Consortium**

**Jones – Appleby – Dorsett**

# Land for Residential Development SHELAA 163 and 163a Location



*This appeal should be read in conjunction with 3 other documents.*

1. Promotion of the land at 26 Sneyd Lane Essington by the Jones' (SHELAA 163a.)
2. Promotion of the Land to the rear of Sneyd Lane-Consortium. (SHELAA 163)
3. South Staffs Plan Review: Consultation meeting 15<sup>th</sup> November 2021.

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## **Basis For Objection**

1. There is insufficient land allocated for residential development (Duty of Co-operation)
2. The traffic impact on the area has not been fully evaluated particularly for traffic generated and heading towards Bloxwich and Walsall
3. The site exhibits the same characteristics as the Linthouse Lane proposed site in that it is on the edge of the West Midlands Conurbation and is equal distance from Essington
4. Under the duty of cooperation, it could provide up to 361 dwellings and the proposed development area supports the requirement of the nearby Bloxwich/Walsall/Willenhall urban area which has reached a crisis point for housing provision
5. It would provide land immediately for Walsall Housing Group, and others within the West Midland Combined Authority. The proposed development area is closer to the Bloxwich /Walsall area which has a housing requirement of 908 dwellings per annum.
6. The site would also take pressure off the Linthouse Lane provision for the GBHMA housing contribution.
7. It would make a significant contribution to the regeneration of Bloxwich, Walsall under the umbrella of the Willenhall Framework Plan, not forgetting the immediate financial and social contribution to the areas closest to the site, Mossley and New Invention
8. The Walsall SHELAA 2019 plan shows there is very little land available for development near our site.
9. The site is of a lower agricultural grade compared with the Linthouse Lane proposal
10. The site has excellent connectivity with the immediate and outlying district via Bloxwich North to Bloxwich to Walsall to Bescot Stadium to Birmingham New Street to Birmingham International
11. The site will be able to provide east – west road connections, relieving Essington and the local roads of traffic by providing a new access to Bloxwich/Walsall utilising Vernon Way. The development of a new link road would relieve traffic pressure on Upper Sneyd Road and Sneyd Lane. The traffic light junction of Bursnips Road and Essington Road are already congested at peak times.

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and 163a

12. The landowners can make the land available immediately and move quickly. The ownership of the site does not present a constraint.

## Confirmation of the Land Being Promoted (SHELAA)

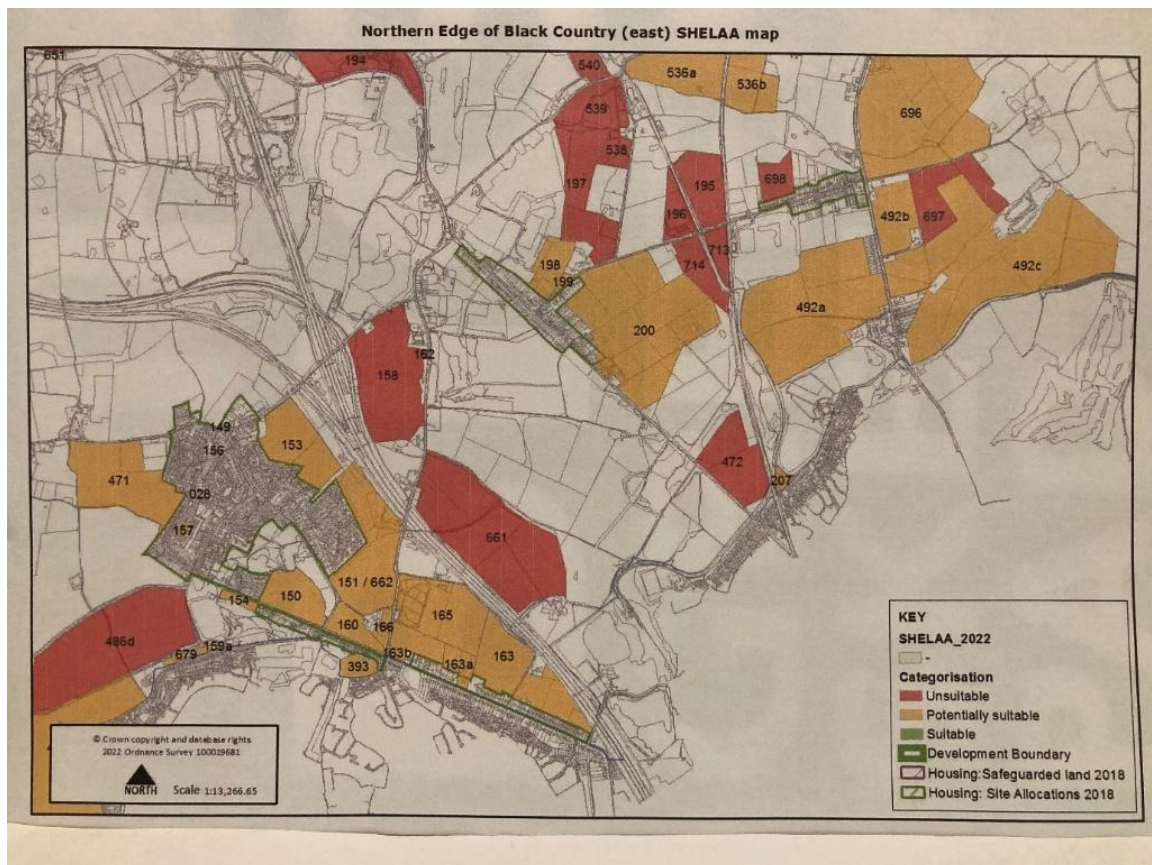
The plan below is the most up to date SHELAA map compiled from the response to the call for promoted sites as part of the South Staffs Plan Review.

- The consortium land is promoted under reference 163.

(Gross area 17.2 Hectares. Nett 10.32 Ha. 361 dwellings.)

- A sub section- 163a - is promoted by the Jones Family.

(Gross area 2.09 Hectares. Nett 1.25Ha. 43 dwellings)



Northern Edge of Black Country (East) SHELAA Map. 2022.

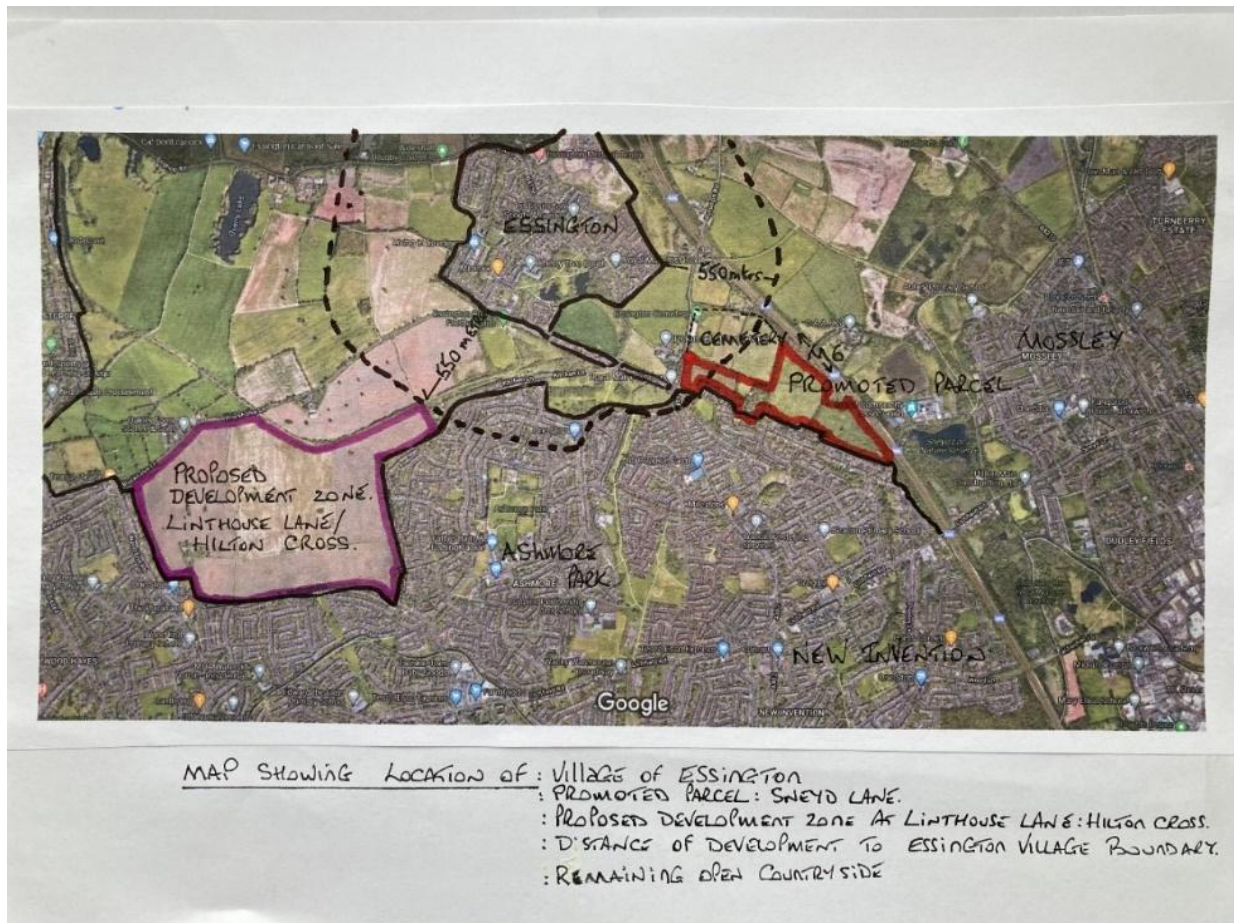
This should be read in conjunction with SL62 which identified the Essington area for consideration.

The 163 promotion is a small proportion of the total land promoted under SL62. (The land was previously promoted under 164,164a and 165)



## Site Location

The SHELAA 2022 Site assessment says: “The site is adjacent to the Sneyd Lane Development boundary, which effectively forms an extension of the Black Country Urban area.”



The proposed site is as far from Essington Village as is the Linthouse Lane site.

The site is also not visible from the village, and the M6 motorway provides a visual barrier from the eastern side.

The proposed new road that would serve the new dwellings provides a relief road to Sneyd Lane and would have direct access on to Bursnips Road and Vernon Way. The latter is unused as the school and public house it serves are now closed. The new dwellings would therefore

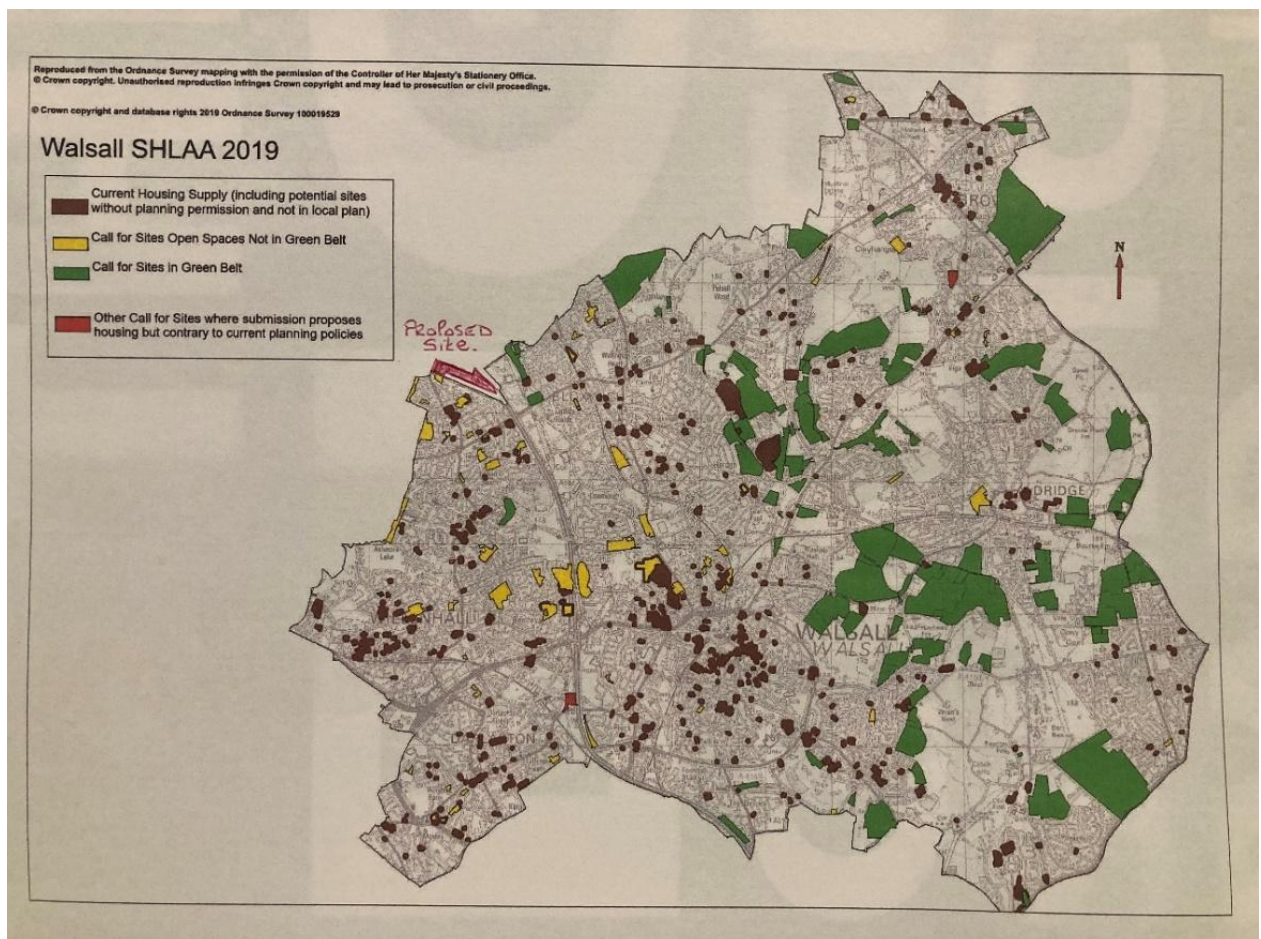
create less impact on the local roads. Sneyd Lane would be relieved of most of the cut through traffic.

## **Duty of Cooperation: Failure to allocate land adjacent to the Bloxwich / Walsall Urban Areas**

### **Failure to meet Strategic Objective 2**

**(See separate emailed document)**

Cooperation with neighbouring boroughs with close proximity to Walsall, Willenhall, and the connections into the West Midlands Combined Authority



WALSALL SHLAA 2019 call for sites.

In terms of the Duty of Cooperation, the proposed Sneyd Lane site sits immediately on the north western edge of the Walsall Metropolitan Urban area.



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The site would provide much needed housing in an area that has little future provision. Most of the call for sites are in the green belt between Bloxwich, Walsall and Aldridge. The policy of “brownfield sites first” is being considered with great importance along with Walsall’s need for some 4,767 dwellings over a five-year period, brownfield sites may not fulfil demand.

*Walsall Council boss Mike Bird expects the shortfall of homes to continue rising, saying the issue is now at "crisis point".*

*A new report reveals the shortfall of new homes needed in the Black Country is now 36,819, which has shot up from the 26,920 figure given two years ago.*

*And council planners say there are not enough brownfield sites in the region to cope with the growing population.*

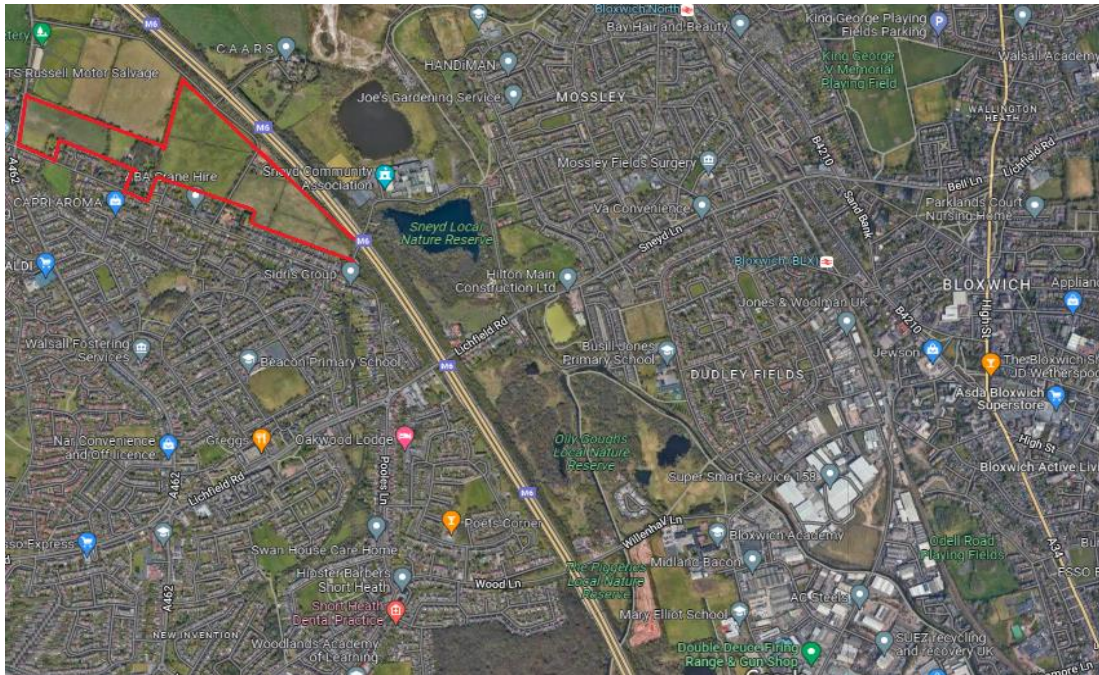
*Councillor Bird said: "It will keep increasing because the housing shortage is such an issue, we are at crisis point. We have all got to look at the greenbelt and Walsall is no different. (Express and Star 4<sup>th</sup> June 2021)*

## Regeneration

### Failure to meet Strategic Objective 8

(See separate emailed document)

The pocket of land sits between the wards of Willenhall North and Bloxwich East.



Location of site in relation to Willenhall, Bloxwich, Walsall and the Black County Conurbation



Wards of Walsall Council

We believe it's close proximity will greatly contribute to the regeneration scheme for Bloxwich and the successful delivery of the Willenhall Framework Plan. It will provide local housing for people working locally together with excellent transport infrastructure that includes the rail network.

The site being 9 minutes cycle time (mostly on existing cycle paths) to Bloxwich North and 17 minutes by cycle to the new station in Bilston Street, Willenhall

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The new and exciting commercial development at Phoenix 10 is just over 20 minutes away by bicycle with most of the journey through parkland and nature reserves.

The site is within a short walking distance of New Invention, local schools, and the bus network. 10 minutes by bus to Bloxwich, 12 minutes to Willenhall and 19 minutes to New Cross Hospital.

## **Mixed Development.**

The site provides an excellent opportunity for mixed development and would conform to the South Staffordshire development formula.

*Provider Walsall Housing Group (WHG) told members of Walsall Council's Scrutiny Committee they currently had 16,000 registered applicants – with 6,000 of those actively bidding for a new home. And the list is expected to grow even more as the cost-of-living crisis impacts people across the borough.*

*As of March 31, WHG owned and managed a total of 21,832 properties, but Fay Shanahan, Corporate Director of Operations, told councillors they currently had a 99.8 per cent occupancy level. She added millions have been spent building hundreds of new homes last year with work starting on almost 500 more but they were still looking for new land for development.*

*The length of time people spend on the waiting list varies depending on the availability of the right housing for each applicant.*

*Among the reasons people register are; they are homeless and living in temporary accommodation, have a medical need and their current property cannot be adapted, overcrowding, young people moving out of the family home, a need to be closer to schools or support networks, people who can no longer afford private rentals and those discharged from the armed forces.*

*Fay Shanahan said: "The demand for housing is extremely high and we currently have over 16,000 registered applicants, with around 6,000 households who are actively bidding for a new home on our housing register. (Express and Star 6<sup>th</sup> October 2022)*

The development may produce new opportunities for the former Sneyd School and the Sneyd Local Nature Reserve.



## **Opportunity To Ease Traffic Impact**

### **Failure to meet Strategic Objective 9**

**(See separate emailed document)**

#### **Potential Traffic Generation created by the Development at Linthouse Lane.**

The DTA (David Tucker Associates) Strategic Transport Assessment dated 23<sup>rd</sup> June 2022 reviewed the traffic impact on the adjacent roads and their junctions. It also looked at traffic movement on Blackhalve Lane, Linthouse Lane and Kitchen Lane. It did not look at the impact of traffic further away particularly in the direct towards the Bloxwich and Walsall Urban Areas

It is based on 1200 homes up to 2038. The site is proposed to increase above this figure after 2038.

It assessed that each dwelling would provide 0.447 car journeys per dwelling in the morning peak period rising to 0.486 in the evening. That is, only 50% of dwellings will create 1 car journey. This seems a low figure considering a lot of households have more than 1 car.

It assessed that 41.8% of car journeys would head for Walsall, while only 25.2% head for the Wolverhampton direction. Going south onto Lichfield Road will use roads that are already busy.

That should mean that the Kitchen Lane and Blackhalve Lane road entrances would be preferred when travelling towards Bloxwich and Walsall.

#### **New Relief Road – East West - Connectivity**

The proposed new road would provide access to the new dwellings and importantly serve to protect the character of Sneyd Lane and Crab Lane as direct access to Bursnips Road would be achieved through Vernon Way. The new dwellings would therefore create less impact on the local roads. Sneyd Lane and Crab Lane could be fully relieved of cut through traffic and become 'Resident Access Only'. Traffic flows could also be reduced above Kitchen Lane and the village.

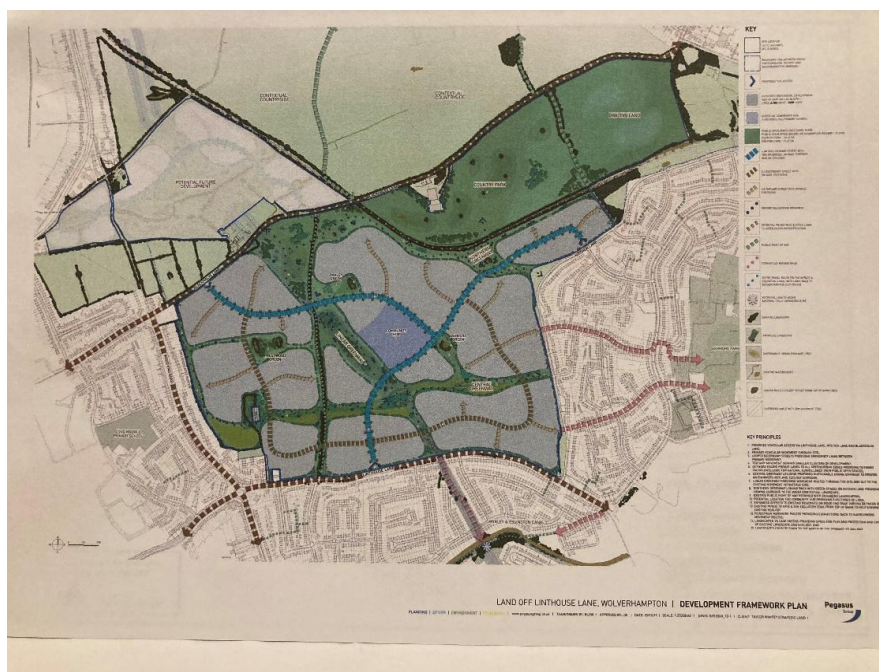
The DTA report assessed junction capacities and stated, "The operation of the Kitchen Lane/High Hill/Upper Sneyd Road/Brownshaw Lane traffic signal-controlled junction was assessed, and the analysis demonstrated that the junction would operate within capacity in the future with the proposed development and that mitigation is not required."

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To our knowledge this junction has no traffic control lights and is congested at peak periods.

The traffic assessment did not look at the traffic flows on Upper Sneyd Road, heading East towards Bloxwich, which is narrow due to parked cars on the side of the road adjacent to the terraced houses. This for some part of the day makes it a single lane road.

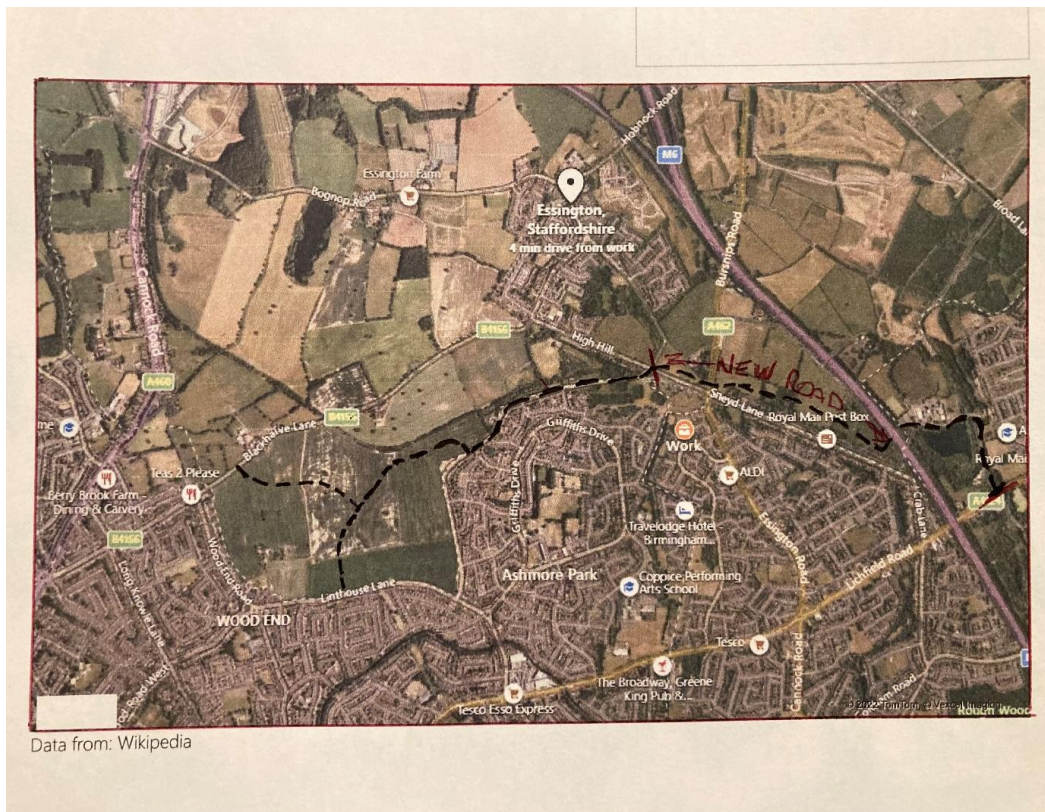
Also, the traffic light-controlled junction of Bursnips Road, Essington Road, Sneyd Lane and Upper Sneyd Lane are already over capacity at peak periods. A new Junction layout may be required with a new road taking traffic off Upper Sneyd Road.



Proposed masterplan for the Linthouse Lane development.

The SHELAA Site Assessment indicated that the " M6 noise may require further investigation." With the introduction of electric vehicles, we would expect the noise levels to drop over time. The master plan could be designed to provide a sound mound adjacent to the motorway which would be used for public open space including footpaths, bridleways, and cycle ways. The new relief road could also be more closely aligned with the motorway.

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New road infrastructure within the Linthouse Lane site and the link to the East.

We would suggest that the Sneyd Lane proposed site provides that much needed transport link to the East and the West, (Bloxwich and Walsall).

## **Conclusion**

We ask that you reconsider the provision of potential development sites adjacent to the Bloxwich/Walsall Urban area and give priority to supporting the Promotion 163 and 163a in the planned provision for future sites.

In view of the critical fact that, in an area with little future provision, this site would provide much needed housing. We ask that our submissions be discussed with other authorities, be put before the inspector, with your support and that of other authorities.

### **Contact Detail**

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