

Date: 31st May 2024
Our ref: IRM/JM/JN525736

Property Consultants

60 Church Street
Birmingham B3 2DJ
T 07803 022355
E ian.mercer@brutonknowles.co.uk
W brutonknowles.co.uk
Offices across the UK

Strictly Private and Confidential

South Staffordshire District Council
Council Offices
Wolverhampton Road
Codsall
South Staffordshire
WV8 1PX
30 May 2024

Delivered by email only

Dear Sir/Madam

**South Staffordshire Local Plan Publication Plan April 2024 Regulation 19 Consultation
Land at Old Hampton Lane**

Thank you for the opportunity to submit this representation to South Staffordshire District Council's Local Plan Review Consultation Regulation 19. This representation is made on behalf the owners of land, which is situated close to Old Hampton Lane (the Land) and also the previously proposed Fallings Park Strategic Allocation identified in the Regulation 18 Black Country Local Plan (blue on attached figure). The Land is within the red line boundary.

Introduction

The Land is adjacent to the built-up area and is situated to the north of Wolverhampton and in close proximity to a number of existing services, including several primary schools, shops and pubs, doctors surgeries, and retail. It is within a highly accessible location being located just off Cannock Road (A460) a direct link into Wolverhampton and the Motorway network to the north. There are frequent local bus services.

The Land is within Flood Zone 1, free from technical constraints but in the Green Belt.

Housing

Draft Policy DS4 – Objection

Draft Policy DS4 says over the plan period up to 2041, the South Staffordshire District Council ('SSDC') will deliver a minimum of 4,726 homes between 2023-2041 with a proposed 640 dwellings contribution towards the unmet housing needs of the Greater Birmingham and Black Country Housing Market Area ('GBBCHMA'). This planned growth is a large reduction from the 9,089 dwellings being planned for in the previous Regulation 19 plan ('2022 Plan') and a contribution of 4,000 dwellings. We object to the level of housing growth being planned for and the Council's proposed change in their housing growth strategy for a number of reasons which we have detailed below.



Authorised and regulated by the Financial Conduct Authority

Bruton Knowles Limited registered in England and Wales with registered number 12481998 and its registered office is Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4NF.

A list of Partners is available upon request

The Plan seeks to reduce the amount of housing planned for in South Staffordshire as a reflection of the new NPPF. The new NPPF does not alter the fact that sufficient additional housing should be being planned for across the district in the most sustainable locations.

The revised plan does not justify the reduction in housing numbers nor identify how future housing need will be allowed for.

Draft Policy DS5 – Objection

As set out within DS4 response above, the reduction in housing numbers proposed to contribute towards the needs of the Greater Birmingham and Black Country Housing Market Area from 4,000 homes to 640 homes is considered unjustified.

Draft Policy SA3 – Housing Allocations – Objection

We consider that Land off Old Hampton Lane be included as a strategic development location given it can provide future housing in a highly sustainable location.

Modification

We request that Land off Old Hampton Lane be included as an additional allocation and a strategic development location to deliver a mixture of private and affordable housing.

Yours sincerely



Ian R Mercer MRICS FAAV

Partner

RICS Registered Valuer

Location of Land at Old Hampton Lane*



* The red line indicates the land at Old Hampton Road (within South Staffordshire). The blue line indicates the Fallings Park Strategic Allocation identified in the Regulation 18 Black Country Local Plan (discussed below).