

4202

Object

Document Element: Policy SA4 – Strategic development location: Land North of Penkridge

Respondent: Staffordshire County Council

Date received: 22/12/2022 via Web

Summary:

The Plan has not been positively prepared to consider how the West or Penkridge public land holdings can improve Penkridge and support the delivery of the North of Penkridge land. It does not take into account of how the scale of unmet housing need from the Birmingham and Black Country HMA will impact on the medium and long term sustainable growth of Penkridge by sterilising a large strategic public land holding West of Penkridge. Significant technical and masterplanning work for the West of Penkridge (and inc. North) have not been properly considered in Plan making process.

Change suggested by respondent:

1. Safeguard the route of the West of Penkridge spine road transport road link in the proposed 'North of Penkridge' allocation to enable access back on to the A449.
2. Amend the Appendix G 'New Settlement' policy to properly reflect the situation as 'Expanded and New Settlement(s)'.
3. Assess the community feedback via the Parish Council and SCC to ascertain if there is demonstrable support to allocate the 'West of Penkridge' land now, and make the greenbelt designation amendments through this Plan to enable the Neighbourhood Plan to fully engage in enhanced three tier working and play a key role in a 'Community ownership and/or stewardship of assets' model. This is necessary to provide sufficient certainty to allow the Councils to establish a mechanism to work with Homes England (or other specialist) to oversee a Locally Led Delivery Vehicle.
4. A greenbelt amendment and a commitment to undertake a SPD and/or establish a Locally Led Delivery Vehicle with a view to commencing the frontloading of the spine road and delivery of housing on multiple outlets would enable a sustained build out rate of housing over the plan period.
5. Include a policy or explanatory text that acknowledges SCC have offered to provide replacement land for housing on the 'North of Penkridge' land owners to compensate for the spine road alignment that runs through their site.
6. Review the appropriateness of Policy 'DS6 – Longer Term Growth Aspirations for a New Settlement' in light of the delivery lead in time and commitment to infrastructure-led development. If the spine road route is not safeguarded through the North of Penkridge land now, it will be very difficult to mobilise a Locally Led Delivery Model (or even a conventional master developer private sector led scheme, should the West of Penkridge land or any other land go down that route).

Legally compliant: Yes

Sound: No


Comply with duty: Yes

Appear exam: Appearance at the examination


Oral exam why: SCC Officers and the planning advisors that undertook the master-planning and transport and connectivity studies (David Lock Associates and AECOM) will be available to the Inspector should he wish to undertake any pre-hearings or hearings as part of the Examination. The full suite of technical documents can be supplied to the Inspector and for publishing in the public domain that underpin the masterplan work attached to this representation.

Attachments:

 SFE001 Penkridge Growth Scenarios Report Aug 2020 low res.pdf - <https://sstaffs.oc2.uk/a/t9r>

 Penkridge 2050 ToR v1 23 December 2022.docx - <https://sstaffs.oc2.uk/a/t9s>

 SFE001 Penkridge sketchbook.pdf - <https://sstaffs.oc2.uk/a/t9t>

Please note:  files require a system login to access them.