



Local Plan Review Consultation Response Form

Part A: Your Details (Please Print)		
Please ensure that we have an up to date email address wherever possible, or postal address, at which we can contact you.		
	Your Details	Agent's Details (if applicable)
Title		Mr
First Name		Peter
Last Name		Leaver
E-mail Address		Peter.leaver@eu.jll.com
Job Title (if applicable)		Director
Organisation (if applicable)	Nurton Developments (Hilton) Ltd	JLL
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The South Staffordshire Local Plan review **Spatial Housing Strategy & Infrastructure Delivery** document is being consulted on for a period of 8 weeks from Thursday 17 October until 5pm Thursday 12 December 2019. For advice on how to respond to the consultation form please email localplanreview@sstaffs.gov.uk or call 01902 696000.

Please note:

- Comments must be received by **5pm on Thursday 12 December 2019**. Late comments will not be duly made under the Regulations.
- Please fill in a separate Part B for each paragraph/table/topic you are commenting on
- Please explain your response where necessary

Representations cannot be kept confidential and will be available for public scrutiny, including your name and/or organisation (if applicable). However your contact details will not be published.

Part B: Please complete a new Part B for each representation you wish to make.

Name:

Organisation:

- 1. Which part of the Local Plan review Spatial Housing Strategy and Infrastructure Delivery consultation does this representation relate to?**

Chapter	
Paragraph	
Table	
Question (if applicable)	
Other document eg SA, HRA	South Staffordshire Green Belt Study – Stages 1 and 2 (July 2019)

- 2. Please set out your comments below**

The Council's Green Belt Study identifies the proposed Hilton Park Site as making a 'High' contribution to the overall Green Belt purposes (Parcel S30Cs1).

This assessment has been reviewed by Independent Consultants, Tyler Grange. Their assessment, by way of a Green Belt and Sensitivity Study Advice Note, is provided as an enclosure to this representation.

Their assessment concludes as follows:-

The site is well-contained by strong boundaries; the M6 to the east, Hilton Lane to the south and the A460 to the west. The opportunity exists to utilise the existing watercourses and internal hedgerows to form the northern boundary to the site.

In relation to the Council's Sensitivity Study, Tyler Grange are in agreeance with the findings, although the site is contained by a strong road network and is not prominent within the wider countryside and therefore in landscape terms, with suitable mitigation, could be considered suitable for development.

The Council's Green Belt Study findings do not consider the application of the M54 to M6 link road, which would bisect the site from north to south. Their consideration of 'High' harm for release could be reduced with the introduction of major infrastructure relating to the link road. With the construction of the link road, Tyler Grange consider the area to the west of the link road adjacent to the A460 as having a 'Moderate-High' judgement, with the area to the east of the link road adjacent to the M6 as having a 'Moderate' judgement. In addition to this, an area of land between the new link road and the M6 could be retained within the Green Belt for enhancements.

Given this omission (i.e. the M54 to M6 Link Road) we ask that this assessment should be considered by the Council's Consultant and that they review accordingly the contribution this site makes to the overall Green Belt purposes.

(Continue on a separate sheet and attach if necessary)

All comments should be made in writing preferably using this form and should be made no later than 5pm Thursday 12 December 2019

You can view the documents online at www.sstaffs.gov.uk/localplanreview

Contact:

Email the form to: localplanreview@sstaffs.gov.uk

Or send by post to: Strategic Planning Team, South Staffordshire Council, Council Offices, Wolverhampton Road, Codsall, South Staffordshire, WV8 1PX.

Data Protection

Your details will be added to our Local Plans Consultation database so that we can contact you as the review progresses. South Staffordshire Council will process your personal data in accordance with the Data Protection Act 2018 and the General Data Protection Regulations (GDPR). Our Privacy Notice can be viewed at <https://www.sstaffs.gov.uk/planning/strategic-planning--data-protection.cfm>