

Penkridge Parish Council

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30th October 2020

South Staffordshire Council
Codsall Offices
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Attn: Mr D Hayward

Dear Sirs

Growth of Penkridge with the Local Plan (LP) Review 2020 - Period c. 2019 to 2037

Following the discussions at the 8th October Full Parish Council meeting regarding the above. The Councillors wish to raise with you the concerns about the prospect of little or no Community Consultations in this matter and have made the following observations:

Lichfield's Letter and Vision Document

The company appears to be a National company employed by landowners and others to bring forward land for development and to challenge any Local Authority/Local Plan.

They have examined the White paper and produced the 'Vision Document' for growth to the North of Penkridge.

The company claims that c. 750 houses may be required and could be built to the North of Penkridge, which would include a school, park and ride (for the rail station), leisure centre and deliver an area of Public Open Space and Public Park.

South Staffordshire Council's Presentation of the HM Government 'Planning for the Future'

The presentation at South Staffordshire Council on 1st October with some of the main points which include the following:-

- There will be no 'Duty to Cooperate' - which needs clarification?.
- The Government intend to decide many dwellings will be delivered for each year of the plan for each Local Authority.
- A new Local Plan appears to be required, to be prepared by the Local Authority based on the new Government rules by 2024 and reviewed every 5 years.
- An interim reform of the present Local Plan is required by 2021.
- A new Infrastructure Levy is proposed instead of the S106 contributions (and CIL) with no date for delivery of any infrastructure which may be required?

- A new method is to be used by the Government to determine how many new dwellings will be required for all new developments.
- Increase in the threshold for the required number of affordable homes on a development possibly less affordable being provided on small estates.
- No 5-year land supply required?
- South Staffordshire Council's housing contribution appears to be increased to 365 dwellings per year (dpy) from the 254 dpy included in the current LP an increase of c.44%. What will be the number of dwellings required for Penkridge?
- The changes due to be implemented by the Government appear to be from 1 Oct to Dec 2020 - within an interim review of the Local Plan to follow.
- Comments are required to be submitted to the Government by 29th October 2020, are you able to supply details.

CPRE - Briefing Paper 15th October [copy attached]

CPRE have commented on the Government White Paper and quoted from the 'Lichfield's' interpretation of the Government requirements to meet the need for growth of communities with future residential developments.

They mention that the Green Belt and Open Countryside may NOT be protected from development in the future.

CPRE suggest that the Green Belt is the only option for growth in a lot of areas of the country.

CPRE opinion – 'when the reforms have been enacted, parishes will not be consulted on local planning policies'. They suggest that the Local Authorities may also have no possibility of challenging the required housing numbers'

The Parish Council would request an update from South Staffordshire Council regarding the proposed Local Plan process and the latest estimate of the Penkridge contribution to the housing numbers.

Following the meeting in February 2020 with Kelly Harris can SCC confirm where the preferred sites for possible delivery for the growth of Penkridge to be included in the 'interim' Local Plan or (review) to be submitted to the Government by 2021.

The Parish Council also have concerns that the development of the land to the North appears to be being considered in a piecemeal fashion with no apparent cohesion on design to connect to the Village except by the A449 spinal corridor! Whatever happened to the Neighbourhood Plan?

The next Full Council meeting is 12th November where the above will be an agenda item. Could you please supply any information, feedback or Policy changes for consideration by the Parish Council.

Yours faithfully

Lesley Hough
Parish Administrator

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