

From: [Haywood Planning Services](#)
To: [M54 to M6 Link Road](#)
Cc: [Harris, Kelly](#); e.fox@sstaffs.gov.uk; [Leeder, Alison](#)
Subject: M54/M6 Link Road Deadline Two/Procedural Deadline D - 17 November Planning Inspectorate.
Date: 17 November 2020 10:08:56
Attachments: [Table 1 - developments for core scenario.docx](#)

For the Attn of Louise Evans Case Manager M54 to M6 link road Case Team.

SSC IP Ref: 20025362

Written questions - 1.10.4

It has been brought to SSC attention that 'Table 1' was omitted in our response to written question 1.10.4. Please find attached a copy of Table 1 which provides a list of developments for the HA to confirm if they are in the traffic model.

Written questions - 1.0.2d)

SSC apologises that it did not make a comment on written question 1.0.2 d) in its response of 3 November. Written question 1.0.2 d) refers to the implications of the Local Plan Review for the proposed development.

SSC formal submission in relation to written question 1.0.2 d) is set out below:

"The most recent Local Plan consultation stage (Preferred Spatial Strategy 2019) proposed significant housing growth on the northern edge of the Black Country (see page 42-43 of this document; <https://www.sstaffs.gov.uk/doc/181104/name/LPR%20SHSID%20Final%20October%202019.pdf/>). Specifically, it proposes that around 27% of the emerging proposed Local Plan Review housing target will be delivered in two large urban extensions north of the Black Country. However, no final sites have been selected at this stage and therefore a full transport assessment of preferred sites has not yet been prepared."

Regards

Tom Cannon
Haywood Planning Services (on behalf of South Staffordshire Council)

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Table 1: Schemes to be included in any core traffic scenario

Scheme to be included	Development type and quantum	Category and reasoning
ROF Featherstone employment site and associated access Road Option 7	24ha for B1, B2 and B8 class use	Site should be included as More Than Likely . The employment site and access roads are allocated as a key strategic site in Policy SAD5 of the Site Allocations Document 2018. The site promoters (St Francis Group) have secured and implemented a permission to remediate the site to bring the development forward (18/00995/FUL). Extensive pre-application discussions have taken place between St Francis Group, the Council and other stakeholders and an application is imminent. Significant inward investment has been committed towards the site to ensure its swift progress.
I54 western extension	40ha of land allocated for B1 and B2 class use, with planning permission on part of site for up to 100,000sqm floorspace B1b, B1c and B2	Site is a strategic employment site identified in the Core Strategy 2012 and is identified for significant extra growth in the Site Allocations Document 2018 (Policy SAD5). Area of site covered by planning permission (18/00637/OUT) should be included as More Than Likely .
Land Off Gravelly Way Four Ashes South Staffordshire	Erection of 4no. industrial/distribution buildings (B1(c)/B2/B8) along with access and servicing arrangements, car parking, landscaping and associated works including attenuation ponds and biodiversity enhancement area.	Site is a strategic employment site identified in the Core Strategy 2012. Site should be included as Near Certain , reflecting the planning approval (16/00498/FUL) and that the site is under construction.
Site 168 – Land at Brinsford Lodge, Featherstone	Allocated for a minimum of 60 dwellings, but with current advanced planning application for 79 dwellings	Site sits in close proximity to the A460 and junction 1 of the M54, is an adopted housing allocation in the Site Allocations Document 2018 and has an advanced planning application (19/00919/FUL). As the site is only one dwelling under the highway's authorities recommend threshold for TA (80 dwellings) and sits within 1km of the A460 and junction 1 of the M54, we would welcome its inclusion as a More Than Likely site.
Site 443 – Land off Pendeford Mill Lane, Bilbrook	164 dwellings	Has planning permission for 164 dwellings (18/00710/FUL) and is believed to be under construction. Should be treated as Near Certain .
Site 223 – Land at Watery Lane, Codsall	180 dwellings	Has planning permission for 180 dwellings (16/00495/REM) and is part completed (92 dwellings remaining as of 1 st April 2019). Should be treated as Near Certain .

Land On The South East Side Of Hobnock Road, Essington	230 dwellings	Has planning permission for 230 dwellings (18/00450/REM) and is under construction. Should be treated as Near Certain .
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