Dear Sir / Madam – we write in respect of the current Call for Sites consultation.  We previously submitted a site at Land north of Stonnall Road, Aldridge (as outlined in red on the attached location plan) to a previous Call for Sites in September 2017, identified as Site 162 on the current SHLAA map.  We wish for this site to continue to be considered as a potential residential allocation by the BCA, but note that there is scope to provide additional information for sites previously submitted, hence this submission.

Firstly, we would like clarification as to why the site is currently shown on the SHLAA map as 3 different areas shaded either red or orange? – the site was submitted in its entirety as a single site extending to 13.9 hectares in September 2017.

Secondly, in respect of the issue of Green Belt, paragraph 138 of the NPPF now requires local authorities, when considering the release of Green Belt through a review of its Local Plan, to set out ways in which the impact of doing so can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land.  Whilst the Black Country Green Belt Study acknowledges this requirement, it is not currently clear how the BCA will address this important requirement through the preparation of its plan.  Inspectors of other Local Plans recently at Examination have raised this as a concern where compensatory improvements have not been sufficiently demonstrated, such as the St Albans Local Plan, demonstrating the need to ensure this matter is addressed in order for a plan to be found sound.

In the context of Land north of Stonnall Road, Aldridge, we wish to bring to the attention of the BCA that we are able to offer compensatory improvements to mitigate the impact of releasing Site 162 from the Green Belt on other Green Belt land in close proximity to the site which is under common control.  This provides a viable opportunity to secure improvements to the environmental quality and accessibility of remaining Green Belt land to offset the release of Site 162, as required by paragraph 138 of the NPPF.

As highlighted above, it is not clear at this stage how the BCA are intending to deal with this important issue, but if this proposal is of interest we would be happy to provide further information as necessary and look forward to hearing from you in due course.