

Wolverhampton City Council

Bilston Urban Village – High Street Link Draft Development Brief



Consultation Statement

1. Introduction

- 1.1 This statement has been prepared as part of the formal adoption process of the High Street Link Development Brief as a Supplementary Planning Document. It sets out both the contributions that have been made in the preparation of the document and some additional views following the Council signing off the document at Cabinet in April 2008. All of this has been undertaken prior to the formal six week consultation period which will run from October 30th to December 11th 2008.
- 1.2 A separate report will be prepared on the results of the statutory consultation period.
- 1.3 This statement discusses the proposed modifications to the draft following the “interim” consultation and prior to reporting back to Cabinet. This will be supplemented by any additional modifications deemed appropriate following the formal consultation period.
- 1.4 It is proposed to report back the results of the full consultation process to Cabinet at its meeting on January 28th 2009.

2. Bilston Urban Village

- 2.1 Bilston Urban Village is a large (43 hectare) mixed use regeneration proposal which is being promoted by Wolverhampton City Council (WCC) and Advantage West Midlands (AWM), the Regional Development Agency.
- 2.2 An outline planning application was submitted in November 2005 for the scheme including the site which is the subject of this specific proposal. Extensive public consultation has therefore already been undertaken, albeit in the context of the wider proposals.
- 2.3 The High Street link is intended to integrate the new development with the existing Town Centre, ensuring that there is a high quality pedestrian route linking new residential areas and large trip generators (for example, Leisure Centre and proposed Academy) with the retail, markets and commercial centre.
- 2.3 It is the Council's intention to adopt the draft development brief as a Supplementary Planning Document.

3.0 Consultation

3.1 The development brief was drawn up in consultation with a number of Council officers from a variety of disciplines including:

- Conservation: Nick Hogben, Section Leader
- Archaeology: Mike Shaw, Black Country Archaeologist
- Transportation: Lydia Barnstable, Transport Strategy
- Property Services: Tony Perry/Dawn Toy, Surveyors
- Planning Policy: Richard Wassell, Section Leader
- Development Control: Martyn Gregory
- Finance: David Halford
- Sustainability: Charles Jackson-Houlsten
- Markets Services: Sue Handy

3.2 In addition consultation was undertaken with Council Members, mainly but not exclusively, local Ward members from Bilston East.

3.3 Regular meetings of a multi-disciplinary team were held and a number of versions of the document were circulated prior to the report to Cabinet in April 2008. Comments were received as a result of this process from the Council's legal advisers, Martineau and Advantage West Midlands.

3.4 Because the proposal involves the acquisition of properties (potentially by way of compulsory purchase) extensive negotiation has been undertaken with affected property owners about the terms on which acquisitions may be made.

3.5 The following table details the comments and suggestions made by individuals or agencies during the preparation of the draft document.

Mike Shaw	Contributed section 6 of the document on the archaeological implications of the proposal
Charles Jackson Houlsten	Made helpful comments on the importance of ensuring that the transition from old to new is handled appropriately and that this should not necessarily occur at the Black Country Route.
Lydia Barnstable	Confirmed standards of parking required
Martyn Gregory and Rex Davidson	Commented on the chapter dealing with the form of development

3.6 At its meeting of April 9th 2008 the Council's Cabinet received a report on the Development brief seeking authority to undertake further

consultation with a view to its adoption as a Supplementary Planning Document.

- 3.7 Cabinet approved the draft brief as the basis for further consultation save for the deletion of any reference within the document to a possible second phase of development on Pinfold Street car park. Delegation was given at Cabinet to the Portfolio Holder and Director of Sustainable Communities to sign off the revised document and this was done on the 28th August
- 3.8 Since the meeting of Cabinet further representations have been made on the brief, in advance of the formal consultation. These will be used to inform the subsequent consultation process or be incorporated in the final version of the development brief which will be reported back to the Council's Cabinet when seeking adoption of the brief as a Supplementary Planning Document.
- 3.9 The following table highlights suggestions which have been made subsequent to the Cabinet report in April 2008.

Market traders	Would like the scheme to introduce a real choice of destination for people crossing the Black Country Route as part of the new link Concerned over possible safety issues within a re-designed car park layout.	This point is acknowledged. Through a combination of signage and materials the route to the markets will be of an equal quality to the proposed route to the High Street. Noted. This is a matter for the detailed design stage.
AWM	Questioned the way in which the brief will be used as approved planning policy, i.e. its relationship to the Local Development Framework	This point will be elaborated on in the revised text.
	The document needs to refer more explicitly to Regional Policy (e.g. Black Country Study/Regional Spatial Strategy)	Agreed. This will be addressed in the revised text.
	The reasons for the proposed retention and refurbishment of no.22 need to be explained more fully.	This will be addressed in the revised text.
	A clearer definition of the type of development required is needed earlier in the document.	This will be addressed in the revised text.
	It would be useful to have a sketch plan included showing	A plan or series of plans will be prepared for the final

	aspects of the scheme such as primary frontages, movement lines, important views etc.	document.
	Any new residential development should aim for Code for Sustainable Homes level 4. Commercial accommodation should aim for a BREEAM rating of excellent. This is a requirement if AWM funding is involved in the scheme.	Noted. Will be amended accordingly.
	Appendices should be added listing reports and warranties together with details of ownership and any s106 obligations.	Agreed.

3.10 In addition, the Council has sought the views of Natural England, English Heritage and the Environment Agency. These organisations have been asked to comment not only on the Council's view that, because of the size of the site and the nature of the proposals, a strategic environmental assessment is not required, but also on any other aspect of the proposal.

Natural England	Comments awaited
English Heritage	Comments awaited
Environment Agency	Comments awaited

3.11 Extensive public consultation is scheduled for the six week period beginning on October 30th. A Consultation Plan has been produced which is attached to this document.