

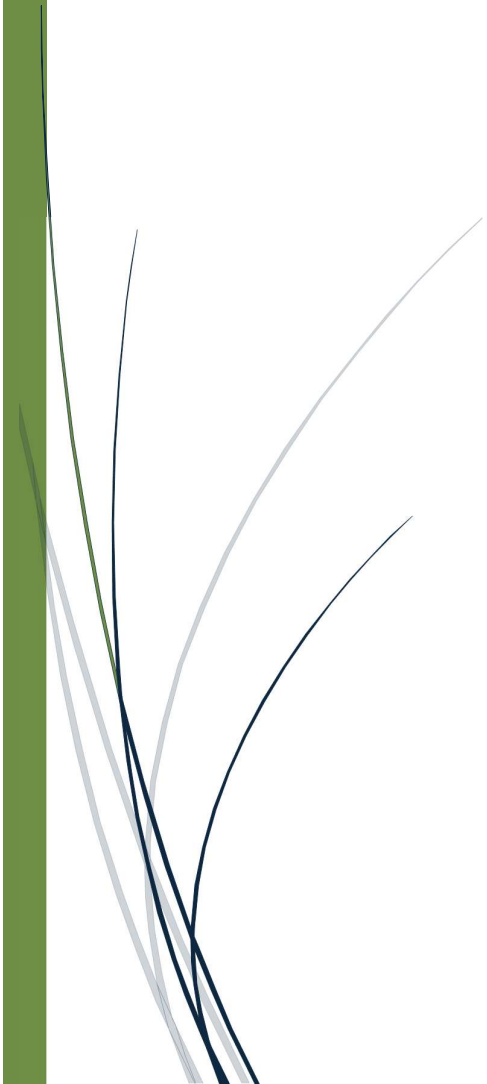
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Bilbrook

# Bilbrook Neighbourhood Plan

2026 to 2038

V2.3 January 2026



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# 1.Foreword

- 1.1. Bilbrook Parish Council is producing this Neighbourhood Plan for the area to guide the planning and future development of Bilbrook up to 2038. The Neighbourhood Plan enables the local community to have more say in what kind of development is allowed, including protecting key assets and local green spaces.
- 1.2. Neighbourhood Plans, which were introduced by the Localism Act in 2011, are produced by local people for their own areas and are only brought into force after a majority vote by residents in a local referendum.
- 1.3. Bilbrook Parish Council is grateful to the volunteers on the Neighbourhood Plan Steering Committee and for all the input from Bilbrook Parish residents and businesses.

*Figure 1 Bilbrook Village Hall from Twentyman Playing Fields ©Bilbrook Parish Council*



## 2. Introduction

- 2.1. Bilbrook Parish Council wished to create a Neighbourhood Development Plan for the Parish, to give local people more influence over future planning decisions. A Steering Committee was formed, including Councillors and volunteer Parish Residents. The Plan is intended to protect our local landscape and heritage whilst facilitating sustainable change and development.
- 2.2. The Neighbourhood Plan aims to represent Parish Residents' views in determining the Parish's future regarding protection and development. It is based on extensive engagement and evidence and analysis of local issues.

## 3. Status of the Plan

- 3.1. Once made, the Bilbrook Neighbourhood Plan forms part of the statutory development plan along with the adopted 2012 Local Plan, or any future Local Plan replacing it. Section 38 of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the policies of the statutory development plan unless material considerations indicate otherwise. This means that the Neighbourhood Plan carries real weight in planning decision-making. Where the Neighbourhood Plan and Local Plan differ, the later plan carries more weight.
- 3.2. The Neighbourhood Plan does not deal with excluded matters including waste, mineral extraction or nationally significant infrastructure.

## 4. Duration, Monitoring, and Review

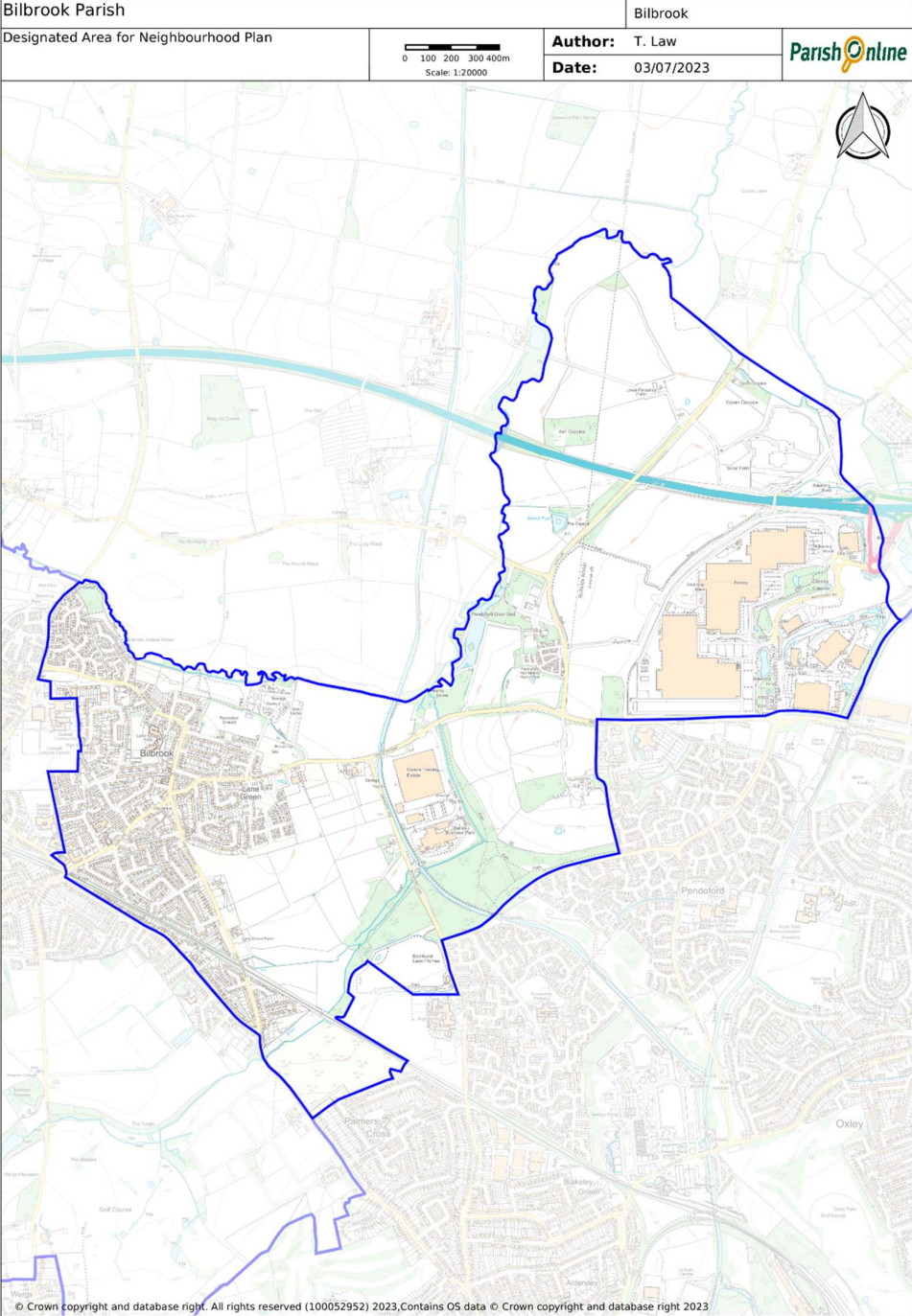
- 4.1. The Neighbourhood Plan will be in force from the date it is made until the end of 2038.
- 4.2. The Plan will be monitored by:
  - a) Review of planning applications against the Plan policies to see how the plan is operating in practice;
  - b) Any changes in national policy, guidance, or legislation;
  - c) Any other changes in the Neighbourhood Area (social, economic, and environmental)
  - d) Informal review by the Steering Group and Parish Council at least annually.
- 4.3. Full review and revision of the Neighbourhood Plan will take place between 5 and 10 years after being 'made'.

Figure 2 Bilbrook School Pupil Vision of Bilbrook © Bilbrook Parish Council



# 5. Background and Strategy

Figure 3 The Bilbrook Neighbourhood Plan Area



## 5.1. Background

Bilbrook is a semi-rural Parish in the district of South Staffordshire in the county of Staffordshire. The Parish and County boundary adjoins the boundaries of the West Midlands and Wolverhampton conurbation to the south and east. The western boundary adjoins the Parish of Codsall, with the Parish of Brewood and Coven to the north. It is approximately 5 miles away from the nearest city centre, Wolverhampton.

- 5.1.1. In the 2021 census, the population of Bilbrook was 4,742 with 2,100 dwellings. With additional development within the Parish since the census, the population is now estimated to be closer to 5,000 with approximately 2,200 dwellings (source [www.ons.gov.uk](http://www.ons.gov.uk)).
- 5.1.2. Bilbrook is a popular settlement for workers commuting to employment in Wolverhampton, Birmingham, Telford, and Shrewsbury. The Parish has transport links with road access to the M54, a railway station, and bus services. The National Cycling Route 81 runs through the Parish.
- 5.1.3. The largest employment site in the Parish is the i54 Technology Business Park to the east of the Parish. At the time this plan is being written, companies such as JLR, Moog, and Eurofins are examples of businesses operating on the i54. Also offering employment opportunities is the Balliol Business Park, less than a mile from the village centre, with businesses such as Seconique Furniture and Cargill Meats Europe on the site. Other employment opportunities include the various local shops, food outlets, schools, and other businesses in Bilbrook and the adjacent parish of Codsall.
- 5.1.4. Bilbrook has two schools within the Parish. Lane Green First School (ages 3 to 9, capacity 150) and Bilbrook C of E Middle School (ages 9 to 13, capacity 351). The nearest senior school for Bilbrook residents is Codsall Community High School (ages 13 to 18, capacity 1098), just over the Parish boundary in Codsall. All three schools have a wide catchment area with pupils travelling from areas such as Perton, Pattingham, Brewood and Wolverhampton.
- 5.1.5. Bilbrook village centre is home to the Parish church, Holy Cross, and two community halls; the Village Hall and Holy Cross Church Hall. There are a variety of shops and food takeaways in the village centre, as well as two pubs and a cafe.
- 5.1.6. Bilbrook, until the 1850s, was a small farming village. Most of the village was land belonging to the Bilbrook Manor estate. The original village green was situated close to the Manor, at the junction of Bilbrook Road and Joey's Lane, and was where John Wesley came on at least nine occasions to preach the Methodist faith. Bilbrook was subject to extensive housing development in the 1930s with the large-scale influx of workers from East Anglia, employed in the Aerospace industry at Boulton Paul.

5.1.7. The landscape of Bilbrook owes much to its agricultural past. There are several green spaces in the Parish, some of which are still used for agricultural purposes. Many of the names of more recently added roads reflect prominent individuals and families in Bilbrook's past, e.g. Chandler (local farming family) and Marshall (a former Parish, District, and County Councillor), and Bilbrook Parish Council intends to continue to recognise historically important connections. There are also valuable natural habitats including Jubilee Wood and the Pendeford Mill Nature Reserve. The Monarch's Way intersects the northern part of the Parish and forms part of a popular walking route.

## 5.2. Community and Stakeholder Engagement

5.2.1. The Neighbourhood Plan is based on the analysis of data and evidence, and views of the community. Building upon community engagement, the themes for the Neighbourhood Plan provide insight into local issues of importance to the community. Further engagement included a Neighbourhood Plan Survey and focused consultation on mapping of Neighbourhood Centres, proposed sites for Heritage protection, and proposed Local Green Space. Throughout the engagement and preparation of the Plan, Bilbrook Parish Council and the Steering Group have kept people informed and engaged via social media, community newsletters, and the Bilbrook Parish Council website. Feedback has been sought by all these routes as well as the Neighbourhood Plan Survey sent to all Bilbrook Parish Residents in Spring 2022.

5.2.2. The following key elements of Bilbrook residents' desires around development in Bilbrook were learned from the 2022 Bilbrook Neighbourhood Plan Residents' Survey:

- Protection of green belt and the creation of more green spaces; and
- The repurposing of existing buildings, e.g. empty businesses, social housing garages; and
- Ensuring adequate infrastructure for new developments, e.g. healthcare, improved roads and pavements, schools, public transport; and
- Affordable housing including downsizing options; and
- Sustainable options, e.g. drainage, natural gas fermentation, heat pumps, solar panels; and
- Maintaining the separation of the Parish from Wolverhampton, keeping Bilbrook's Village identity; and
- Improved facilities for teenagers.

5.2.3. In January 2025, an informal consultation was held with local businesses, business property owners and residents on the mapping of Neighbourhood Centres (Policy BB02). Responses can be seen on document: **Policy BB02 Neighbourhood Centres Proposed Maps Consultation February 2025.**

5.2.4. In January 2025, an informal consultation was held with residents, property owners and other stakeholders on the proposed list of Heritage sites (Policy BB04). Responses can be seen on document: **Policy BB04 Heritage Proposed Sites for Protection Consultation February 2025.**

### 5.3. Vision and Aims

5.3.1. Our vision is to maintain and improve Bilbrook as a vibrant, pleasant and sustainable place to live and work.

5.3.2. Our aims are:

- a) To support sustainable housing development, to meet the diverse needs of the existing and future community.
- b) To support employment development and new and improved community facilities, to help create more sustainable life/work patterns.
- c) To ensure that development is sustainable and well-designed, against the context of climate change.
- d) To protect the natural environment, historic environment and blue and green infrastructure, including green spaces of community value.
- e) To help ensure that development promotes sustainable forms of transport and active travel.

### 5.4. Overall Planning Strategy

5.4.1. The Neighbourhood Plan supports growth to meet local needs. This includes new housing within the existing built settlement. Development of the neighbourhood centres is also supported, to help ensure that they remain viable and provide a range of local facilities. Focusing growth in the existing built settlement helps to create a walkable neighbourhood and to avoid the need for car journeys.

5.4.2. The settlement is surrounded by Green Belt. It should be noted that South Staffordshire Council is proposing Green Belt release and allocation of sites for housing development. The growth supported by these sites will meet local needs, but also wider strategic needs.

5.4.3. The historic environment is addressed positively, recognising not just the cultural but also the economic value of heritage.

5.4.4. The Plan also deals with the protection of green and blue infrastructure, which are important in terms of biodiversity and quality of life.

5.4.5. The Plan designates green spaces with community value as Local Green Space.

5.4.6. Place and design are important considerations if new development is to be fit for purpose and sustainable. This is supported by a green guidance note.

5.4.7. The Plan sets clear design requirements and places emphasis on active travel.

5.4.8. **National Planning Policy Framework, December 2024, Chapter 2, Paragraph 8** of the National Planning Policy Framework (NPPF) NPPF states that: “achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective;
- a social objective
- an environmental objective.”

5.4.9. **Chapter 2, Paragraph 10 of the NPPF** states a presumption in favour of sustainable development.

5.4.10. **Chapter 3, Paragraph 30** of the NPPF makes clear that “Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan.”

## 5.5. Format of Policies

5.5.1. The aims and planning strategy are translated into planning policies in the following chapters. Policies are based on analysis of key issues, relevant evidence, the outcomes of community and stakeholder engagement, and national and local planning policies.

5.5.2. Policies are preceded by a purpose and planning rationale, including reference to relevant policies and evidence.

5.5.3. Each policy is followed by interpretation text, to clarify how the policy should be applied.

Figure 4 Bilbrook School Pupil's Vision of Bilbrook © Bilbrook Parish Council



# 6. Residential Development

## 6.1. Purpose

To set out sustainable locations for growth and planning requirements for residential development.

## 6.2. Planning rationale

6.2.1. **National Planning Policy Framework, December 2024**, chapter 5 Paragraph 61 deals with 'Delivering a sufficient supply of homes', stating the overall aim should be to meet as much of an area's identified housing need as possible, including with an appropriate mix of housing types for the local community.

6.2.2. **South Staffordshire Adopted Local Plan 2012** Core Strategy Development Plan Document. Relevant policies that relate to housing include:

- Core Policy 6: Housing Delivery
- Policy EQ9: Protecting Residential Amenity
- Policy H1: Achieving a Balanced Housing Market
- Policy H2: Provision of Affordable Housing
- Policy H4: Delivering Affordable Housing
- Policy H5: Specialist Housing Accommodation

6.2.3. **South Staffordshire Adopted Local Plan 2012** Core Strategy Development Plan Document. Relevant policies that relate to neighbourhood centres include:

- Core Policy 7: Employment and Economic Development
- Core Policy 8: Hierarchy of Centres

6.2.4. **South Staffordshire Adopted Local Plan 2012** Core Strategy Development Plan Document. Relevant policies that relate to blue and green infrastructure include:

- Core Policy 2: Protecting and Enhancing the Natural and Historic Environment
- Policy EQ1: Protecting, Enhancing and Expanding Natural Assets
- Policy EQ4: Protecting and Enhancing the Character and Appearance of the Landscape
- Policy HWB2: Green Infrastructure

6.2.5. **South Staffordshire Adopted Local Plan 2012**. Core Strategy Development Plan Document. Relevant policies that relate to heritage include:

- Core Policy 2: Protecting and Enhancing the Natural and Historic Environment.
- Policy EQ3: Conservation, Preservation and Protection of Heritage Assets.

6.2.6. **South Staffordshire Adopted Local Plan 2012.** Core Strategy Development Plan Document. Relevant policies that relate to place and design include:

- Core Policy 3: Sustainable Development and Climate Change
- Core Policy 4: Promoting High Quality Design
- Policy EQ5: Sustainable Resources and Energy Efficiency
- Policy EQ11: Wider Design Considerations
- Policy EQ12: Landscaping

6.2.7. **South Staffordshire Adopted Local Plan 2012.** Core Strategy Development Plan Document. Relevant policies that relate to sustainable transport include:

- Core Policy 3: Sustainable Development and Climate Change
- Core Policy 11: Sustainable Transport
- Policy EV11: Sustainable Travel

6.2.8. **South Staffordshire Adopted Local Plan 2012.** Core Strategy Development Plan Document. Relevant policies that relate to Local Green Space include:

- Core Policy 14: Open Space, Sport and Recreation

6.2.9. Bilbrook is identified as a 'Main Service Village', which will be the 'main focus for housing growth, employment development and service provision'.

6.2.10. **Site Allocations Document (SAD) Right Place, Right Time:** A Blueprint for Local Development, 2018. The adopted SAD includes 2 housing site allocation policies SAD2 and SAD9 (sites 228 and 443). There is also safeguarded land identified in policy SAD3 (site 443)

6.2.11. **South Staffordshire Emerging Local Plan, Regulation 19 Document.** In July 2024 the emerging Local Plan contains the following relevant policies:

- Policy HC1: Housing Mix
- Policy HC2: Housing Density
- Policy HC3: Affordable Housing
- Policy HC4: Homes for older people and others with special housing requirements
- Policy HC5: Specialist Housing

6.2.12. South Staffordshire District Council advised in July 2024 that the indicative housing figure for the Neighbourhood Area to the plan period of 2038 was a minimum of 818 dwellings. This takes account of the approach to allocations in the emerging Regulation-19 Local Plan. There is also an anticipated windfall of 600 dwellings district wide. Some of these may be delivered by the growth strategy and housing policies in the Neighbourhood Plan.

6.2.13. South Staffordshire District Council also highlighted that this figure is indicative and may be superseded through the emerging Local Plan as a result of changes to national policy.

6.2.14. **Bilbrook Housing Needs Assessment 2022,** Page 7, Paragraph 2 states "Bilbrook

Parish has clear affordability issues, and consequently it has become a challenging area to get onto the market ownership property ladder. This is exemplified by calculations that suggest that households earning average income in the area are unable to access even entry-level market ownership tenures. This issue has likely been made worse by rising house costs in the Parish, with the mean house price rising 39% between 2012 and 2021. Market rent also has affordability issues in Bilbrook Parish, with average earners only able to afford entry-level (one-bedroom) market rents.”

- 6.2.15. **Bilbrook Housing Needs Assessment 2022**, Page 9, Paragraph 14 states, "Future development of specialist units will be needed to serve future needs, with population growth in Bilbrook Parish expected to be driven by the older population age bands. Specifically, the number of 75+ individuals in the Parish is expected to double by 2040, and account for around eight more percentage points of the total population compared to current levels. Without the development of specialist units in Bilbrook Parish, it is likely that those in need will be forced to move out of the area."
- 6.2.16. **Bilbrook Housing Needs Assessment 2022**, Page 9 states " Based on the expected housing delivery allocation for Bilbrook Parish in the emerging Local Plan (848 new units on all tenures), and the expectation that 30% of all future new housing is offered on Affordable Housing tenures, 254 dwellings on Affordable Housing tenures could be expected in the Parish. This would satisfy the estimated need of 109 units by the end of the Neighbourhood Plan period".
- 6.2.17. **Bilbrook Housing Needs Assessment 2022**, Page 10 states "The current type mix within Bilbrook Parish seems well placed to service its needs, given the size of its population and its position within the wider district. However, if desired, there is room to increase the proportion of detached and terraced houses to offer a broader range of housing types."
- 6.2.18. **Bilbrook Housing Needs Assessment 2022**, Page 40 states "The evidence suggests that the affordable rented sector performs a vital function in Bilbrook Parish as the only option for a large segment of those in the greatest need."
- 6.2.19. Further evidence to support this policy can be viewed in the document: Policy **BB01 Residential Mix and Standards Additional Evidence and Rationale July 2024**.

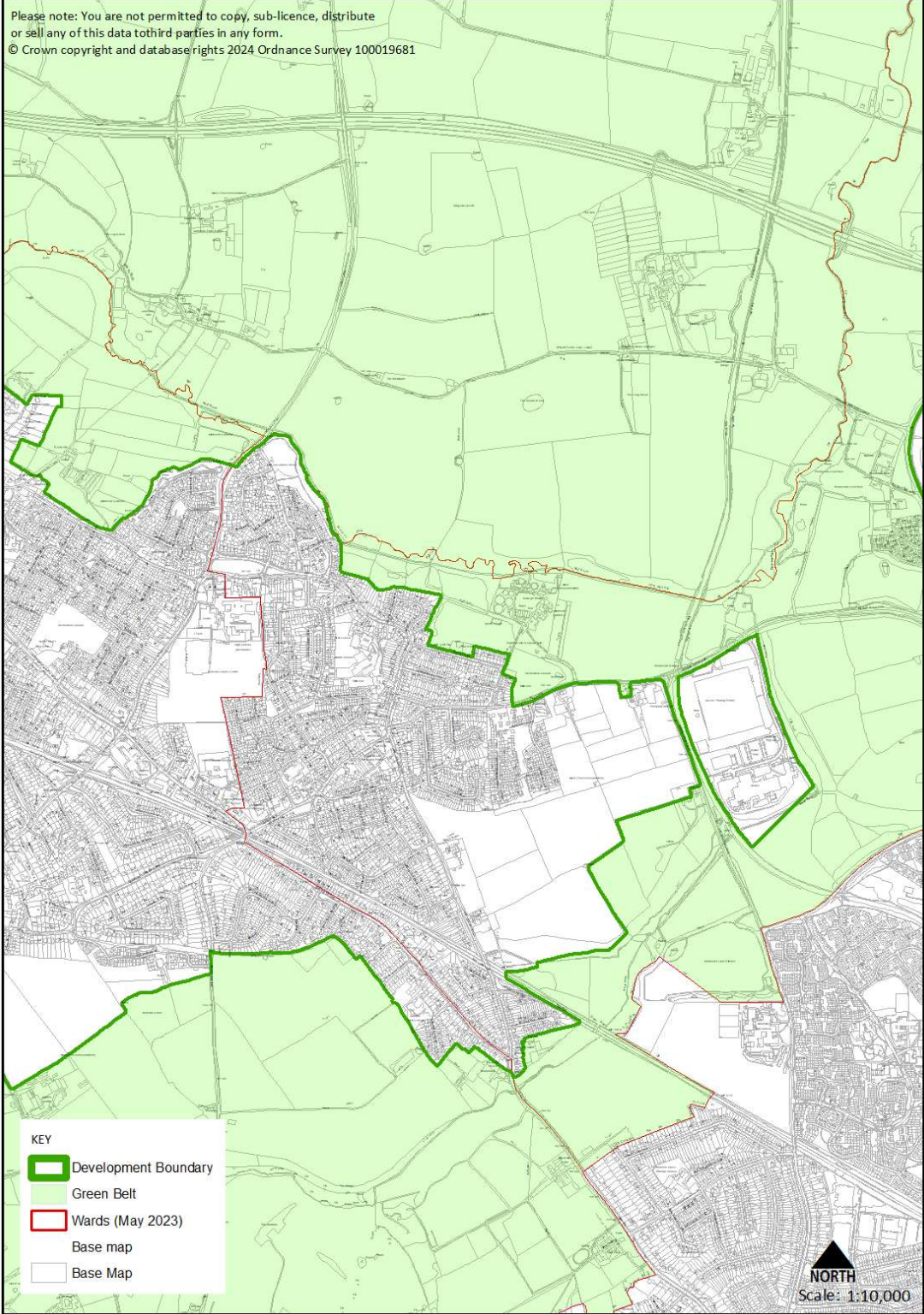
### **6.3. Policy BB01 Residential Development**

- 6.3.1. In addition to sites allocated in the Local Plan, residential development will be supported within the existing development boundary.
- 6.3.2. Redevelopment of existing housing will be supported where:
- it complements the local context, meeting the requirements of Policy BB05 (Place and Design);
  - it would not result in the loss of a heritage asset;
  - it would not comprise inappropriate development in the green belt.
- 6.3.3. Residential development, including any affordable housing requirement, should help to meet Bilbrook's diverse needs, including family housing and smaller dwellings for first-time buyers or those wishing to downsize.
- 6.3.4. Support will be given in accessible locations to specialist housing accommodation for older people and those with disabilities, including sheltered housing schemes.
- 6.3.5. All dwellings should be supported by:
- amenity space in the form of private gardens or shared amenity space;
  - discreetly located and screened storage space for bins and recycling bins;
  - secure and covered storage for cycles, meeting the requirements of Policy BB06.
- 6.3.6. Development for apartments and flats should include shared amenity space and/or balconies of sufficient size to allow outdoor sitting and plants, where possible.

## **6.4. Interpretation**

- 6.4.1. The policy intends to augment Local Plan policies on housing mix, and not to modify Local Plan proportions or thresholds. It should be noted that an AECOM Housing Needs Assessment (2022) identified a need for affordable housing to comprise 40% rental and 60% ownership. Affordable housing for social rent would be preferred to affordable rent.
- 6.4.2. Housing layouts should be flexible for differing needs, including home working. A way to achieving this is through generous room sizes and ample storage.

Figure 5 Bilbrook Build Development Boundary © South Staffordshire Council



# 7. Neighbourhood Centres

## 7.1. Purpose:

To support a thriving community, maintaining and enhancing the current Neighbourhood Centre without loss of the village identity. To promote and maintain a varied and vibrant level of retail, entertainment, community, health, and other business services for residents, keeping the village economy healthy.

## 7.2. Planning rationale:

- 7.2.1. **The National Planning Policy Framework December 2024 Chapter 6, Paragraphs 88 and 89** under “Supporting A Prosperous Rural Economy”, make clear that significant weight should be given to supporting economic growth and activity. This includes considering local business needs and wider opportunities for development. To support a prosperous rural economy, the NPPF states that planning policies should enable sustainable growth and expansion of business in rural areas through conversion of existing buildings and well-designed new developments. It also sets out the types of uses that are focused around community services and facilities such as local shops, meeting places, sports venues, and public houses. All these Bilbrook currently supports as a small rural community.
- 7.2.2. **The National Planning Policy Framework December 2024 Chapter 7, Paragraphs 90-95** “Ensuring the vitality of town centres,” describes how planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management, and adaptation.
- 7.2.3. **Chapter 8 of the NPPF** deals with ‘Promoting healthy and safe communities’ and states that planning policies should make provision for shared spaces and community facilities and guard against loss of valued facilities and services. It also supports improvement of existing community services and facilities.
- 7.2.4. **South Staffordshire Adopted Local Plan 2012, Strategy Objective EV9:** To meet local housing and employment needs, having regard to the Spatial Strategy for South Staffordshire, in a way that enables the existing villages within South Staffordshire to develop in a sustainable way that secures their future viability and prosperity, and supports the regeneration of rural communities and communities in neighbouring urban areas.
- 7.2.5. **South Staffordshire Adopted Local Plan 2012, Strategy Objective EV11:** To support the growth of a vibrant, prosperous, and sustainable local economy; sustain, improve, and enhance the vitality and viability of village centres and promote South Staffordshire as a tourist destination.

7.2.6. **South Staffordshire Emerging Local Plan, Regulation 19 Document:** In July 2024 the emerging Local Plan contains the following relevant policies:

- **Policy EC4:** Rural Economy, Paragraph 1: Rural Employment within Villages
- **Policy EC8:** Retail
- **Policy EC9:** Protecting community services and facilities
- **Policy EC11:** Infrastructure

7.2.7. Further rationale and evidence to support policy BB02 can be seen in the document: **Policy BB02 Neighbourhood Centre Additional Evidence and Rationale July 2024.**

### **7.3. Policy BB02: Neighbourhood Centres**

- 7.3.1. Within the two defined neighbourhood centres (see Fig 6 and Fig 7), development will be supported where it would complement or enhance their vitality and viability, including retail uses, food and drink, financial services, and community facilities.**
  
- 7.3.2. Support for development under Clause 1 is subject to there being no significant adverse impacts on the amenities of any nearby residential properties, taking into account activities and hours of operation.**

## 7.4. Interpretation

7.4.1. The policy would support suitable uses, including those in Use Classes E and F1. This is subject to consideration of impacts on residential amenity. Impacts on residential amenity could include noise, smell, vibration, and disturbance

7.4.2. Takeaways and other evening uses would require careful consideration in terms of impacts. Some impacts may be controlled through conditions, for example relating to hours of operation or provision of litter bins.

Figure 6 Bilbrook Neighbourhood Centre East



Figure 7 Bilbrook Neighbourhood Centre West

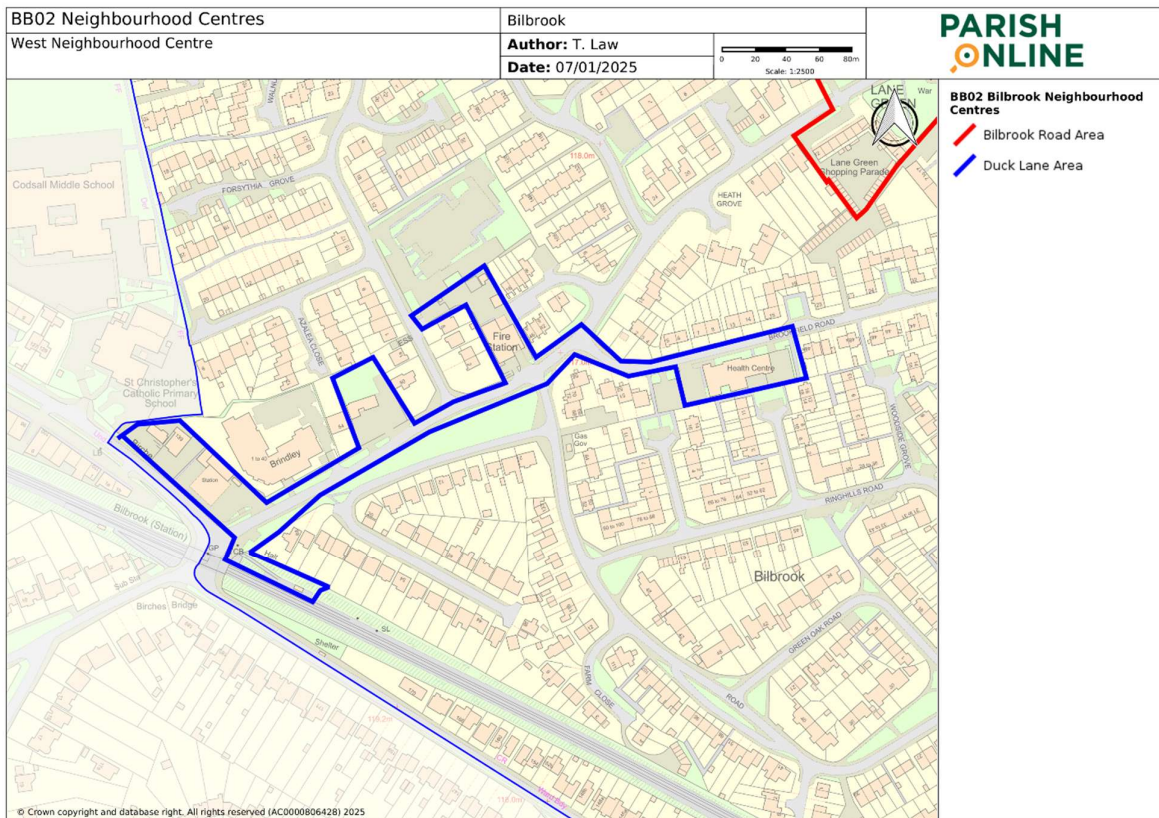


Figure 8 Pendeford Mill Nature Reserve ©PMNR



## 8. Green and Blue Infrastructure

### 8.1. Purpose

To protect and enhance the natural of semi-natural habitats and ecosystems and the ecological connectivity they provide to species.

### 8.2. Planning Rationale

8.2.2. **National Planning Policy Framework (NPPF), December 2024, Chapter 13 paragraph 156** states major housing development on sites released from Green Belt via plans preparation or review or where subject to a planning application should follow three 'Golden Rules'. The second and third state:

“b. necessary improvements to local or national infrastructure; and

c. the provision of new, or improvements to existing, green spaces that are accessible to the public. New residents should be able to access good quality green spaces within a short walk of their home, whether through onsite provision or through access to offsite spaces.”

8.2.3. **Chapter 13 paragraph 159 of the NPPF December 2024** expands on the third requirement by stating:

“The improvements to green spaces required as part of the Golden Rules should contribute positively to the landscape setting of the development, support nature recovery and meet local standards for green space provision where these exist in the development plan. Where no locally specific standards exist, development proposals should meet national standards relevant to the development (these include Natural England standards on accessible green space and urban greening factor and Green Flag criteria). Where land has been identified as having particular potential for habitat creation or nature recovery within Local Nature Recovery Strategies, proposals should contribute towards these outcomes.”

8.2.4. **Chapter 15, Paragraph 180 of the NPPF December 2024** 'Conserving and enhancing the natural environment' describes how planning should contribute to and enhance the natural and local environment.

8.2.5. **Chapter 14, Paragraph 164 of the NPPF December 2024** states:

“New development should be planned for in ways that: avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through incorporating green infrastructure and sustainable drainage systems; and help to reduce greenhouse gas emissions, such as through its location, orientation, and design. Any local requirements for the sustainability of buildings in plans should reflect the Government's policy for national technical standards.”

8.2.6. **Chapter 15, Paragraph 187 of the NPPF December 2024** describes how planning should contribute to and enhance the natural and local environment.

8.2.7. **Chapter 15, Paragraph 192 of the NPPF December 2024** states that plans should:

“Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.”

8.2.8. **South Staffordshire Adopted Local Plan 2012** Core Policy 2 of South Staffordshire’s Core Strategy ‘Protecting and Enhancing the Natural and Historic Environment states that developments should not have a detrimental effect on the District’s natural assets. Relevant policies include:

- **Policy EQ1:** Protecting, Enhancing and Expanding Natural Assets.
- **Policy EQ4:** Protecting and Enhancing the Character and Appearance of the Landscape.

8.2.9. **South Staffordshire Emerging Local Plan, Regulation 19 document.** In July 2024, the emerging Local Plan contains the following relevant policies:

- **Policy DS1:** Green Belt
- **Policy DS2:** Green Belt Compensatory Improvements
- **Policy MA1:** Masterplanning Strategic Sites, section e) Green Infrastructure Framework
- **Policy SA1:** Strategic development location: Land East of Bilbrook. Section b) Community Hub, section e) Green and Blue Infrastructure
- **Policy HC10:** Design Requirements
- **Policy HC17:** Open space
- **Policy HC19:** Green infrastructure
- **Policy NB1:** Protecting, enhancing and expanding natural assets
- **Policy NB2:** Biodiversity
- **Policy NB7:** Managing flood risk, Sustainable urban Drainage Systems (SuDS) and water quality.
- **Policy NB9:** Canal network

8.2.10. **Chapter 15, Paragraph 192 of the NPPF December 2024** states that plans should:

- Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity

8.2.11. **South Staffordshire Adopted Local Plan 2012**, Core Policy 2 of South Staffordshire's Core Strategy, 'Protecting and Enhancing the Natural and Historic Environment' states that developments should not have a detrimental effect on the District's natural assets. Relevant policies include:

- a) **Policy EQ1:** Protecting, Enhancing, and Expanding Natural Assets.
- b) **Policy EQ4:** Protecting and Enhancing the Character and Appearance of the Landscape.

8.2.12. **South Staffordshire Emerging Local Plan, Regulation 19 document.** In July 2024, the emerging Local Plan contains the following relevant policies:

- a) **Policy DS1:** Green Belt
- b) **Policy DS2:** Green Belt Compensatory Improvements
- c) **Policy MA1:** Masterplanning Strategic Sites, section e) Green Infrastructure Framework
- d) **Policy SA1:** Strategic development location: Land East of Bilbrook. Section b) Community Hub, section e) Green and blue infrastructure
- e) **Policy HC10:** Design requirements
- f) **Policy HC17:** Open space
- g) **Policy HC19:** Green infrastructure
- h) **Policy NB1:** Protecting, enhancing and expanding natural assets
- i) **Policy NB2:** Biodiversity
- j) **Policy NB7:** Managing flood risk, Sustainable urban Drainage Systems (SuDS) & water quality
- k) **Policy NB9:** Canal Network

8.2.13. **Biodiversity Net Gain (BNG):**

8.2.13.1. In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

8.2.13.2. BNG provides a planning method of creating new and improving natural habitats within the Neighbourhood Area to compensate for what has been lost. BNG makes sure development has a measurably positive impact ('net gain') on biodiversity, compared to what was there before development. The green and blue infrastructure map shows current assets that could be enhanced, or new connections made to extend the network.

#### 8.2.14. **A Green Infrastructure Strategy for Bilbrook**

8.2.14.1. A Green Infrastructure strategy for Bilbrook has been created in parallel to the Neighbourhood Plan. It sets out the evidence, standards, and key priorities for the Plan area. This was adopted by Bilbrook Parish Council on 4<sup>th</sup> September 2024, and a Delivery Plan based upon the strategy will be compiled to set out steps to alleviate local deficiencies and maximise opportunities.

8.2.14.2. Although this strategy was adopted in advance of the current NPPF it conforms to paragraph 159 by using Natural England's current green infrastructure standards, as set out in their Green Infrastructure Framework. This framework includes five key 'headline' standards:

- Green Infrastructure strategy standard
- Accessible greenspace standards (including quality standards)
- Urban nature recovery standard
- Urban greening factor standard
- Urban tree canopy cover standard

8.2.14.3. Where there is a need for local quantification of these, it has used international/natural evidence, such as the Tree Equity Scoring system.

8.2.14.4. Mapping of national datasets was carried out to identify:

- Open space and access
- Temperature and air pollution
- Flood risk
- Nature conservation assets/zones
- Areas of opportunity for improvement

8.2.14.5. Key findings of the Green Infrastructure Strategy were:

8.2.14.5.1. Bilbrook is within the worst 8% of England for access to natural greenspace and has very low greenspace/access provision. This is in part due to the paucity of formal rights of way.

8.2.14.5.2. Heat/air pollution hazards to residents are highest within central and eastern parts of Bilbrook. This is likely to be exacerbated by the large areas of housing growth.

8.2.14.5.3. Flooding concerns for homes and employment areas are present from both watercourses (where Moat Brook enters Bilbrook from the west and south of the confluence of Moat Brook & River Penk) and surface water sources (around the Woodman/Duck Lane and Dam Mill).

8.2.14.5.4. There are Ancient Woodlands, wildlife areas, and natural wildlife corridors; however, these are mostly undesignated and unmanaged for biodiversity.

8.2.14.6. Key recommendations of the Strategy are:

- 8.2.14.6.1. Ensure Neighbourhood Plan policies protect and allow improvement of the green infrastructure resource via the adoption of standards and priorities.
- 8.2.14.6.2. Publish a Delivery Plan for progress towards short and long-term goals.
- 8.2.14.6.3. Formally secure rights of way and join up access to and within the green network
- 8.2.14.6.4. Climate-proof the settlement via targeted increases in tree and vegetation coverage and agree on sustainable drainage solutions to remove flood risk.
- 8.2.14.6.5. Appropriately designate wildlife areas and link, maintain, and improve the green network.
- 8.2.14.6.6. It sets out a proposed policy for inclusion within the Neighbourhood Plan, which includes reference to national standards and local priorities.

8.2.14.7. Some key local landscape features include:

- Shrewsbury Branch Railway and its environs;
- Jubilee Wood and Hubbard's Field;
- Banks Field;
- Pendeford Mill Nature reserve;
- Ancient and semi-natural woodlands;
- Pendeford Nature Walk;
- River Penk Meadow;
- DEFRA Priority Habitats and Habitats of Principal Importance;
- River Penk;
- Moat Brook;
- Shropshire Union Canal;
- Permanent and ephemeral ponds.

Figure 9 Bilbrook's DEFRA Priority Habitats (West)

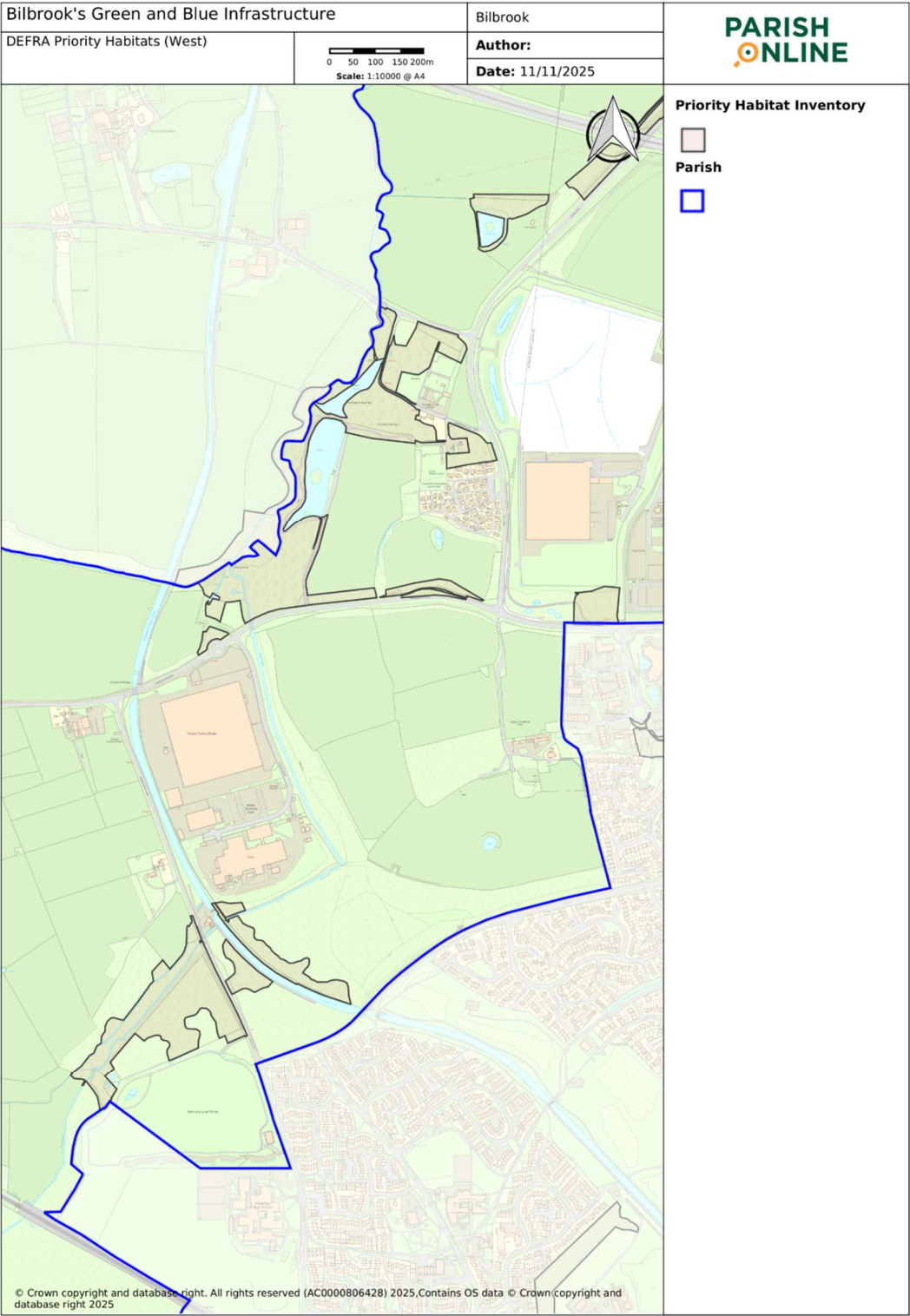


Figure 10

Figure 11 Bilbrook's DEFRA Priority Habitats (East)

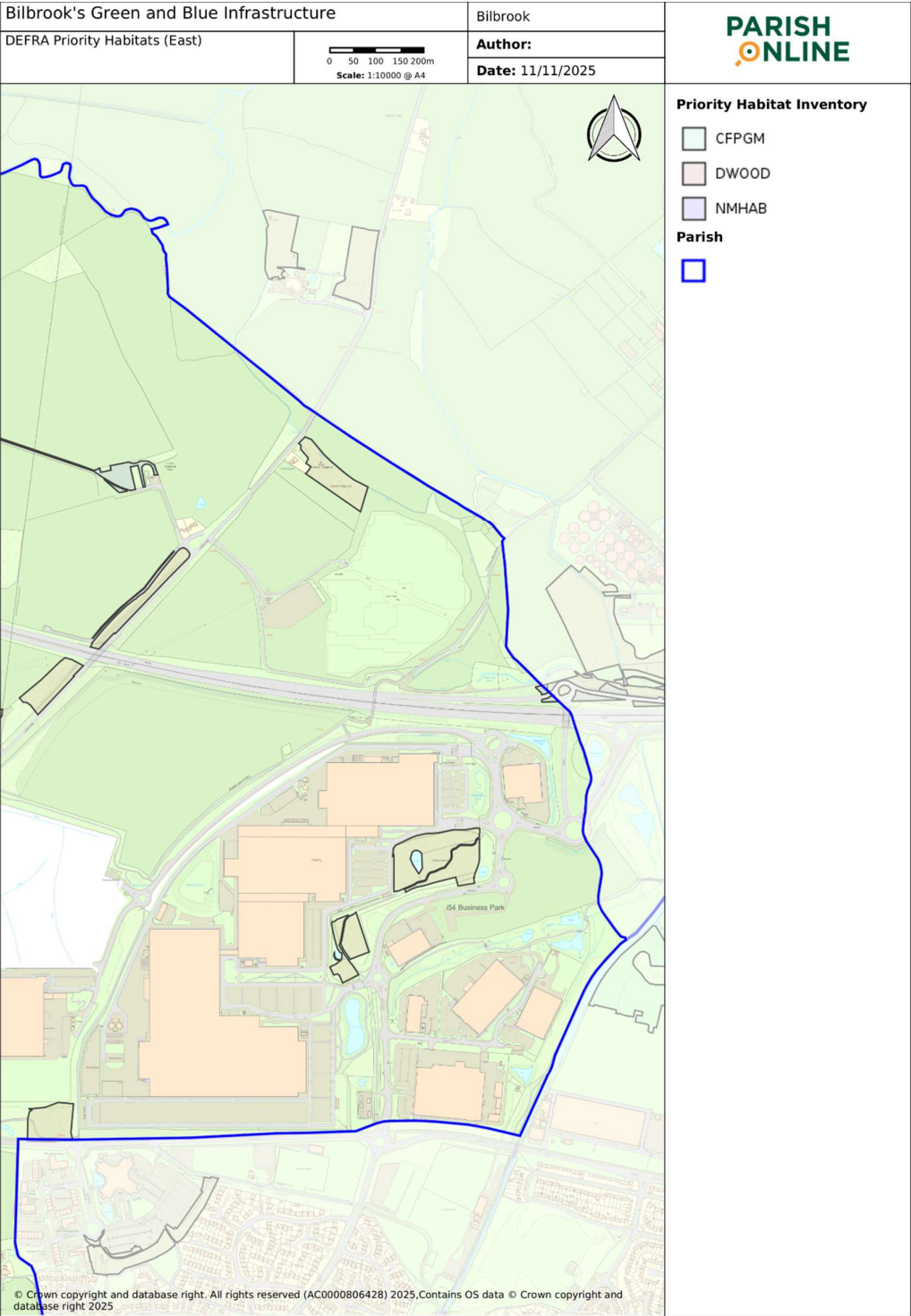


Figure 12 Bilbrook's Key Green Infrastructure

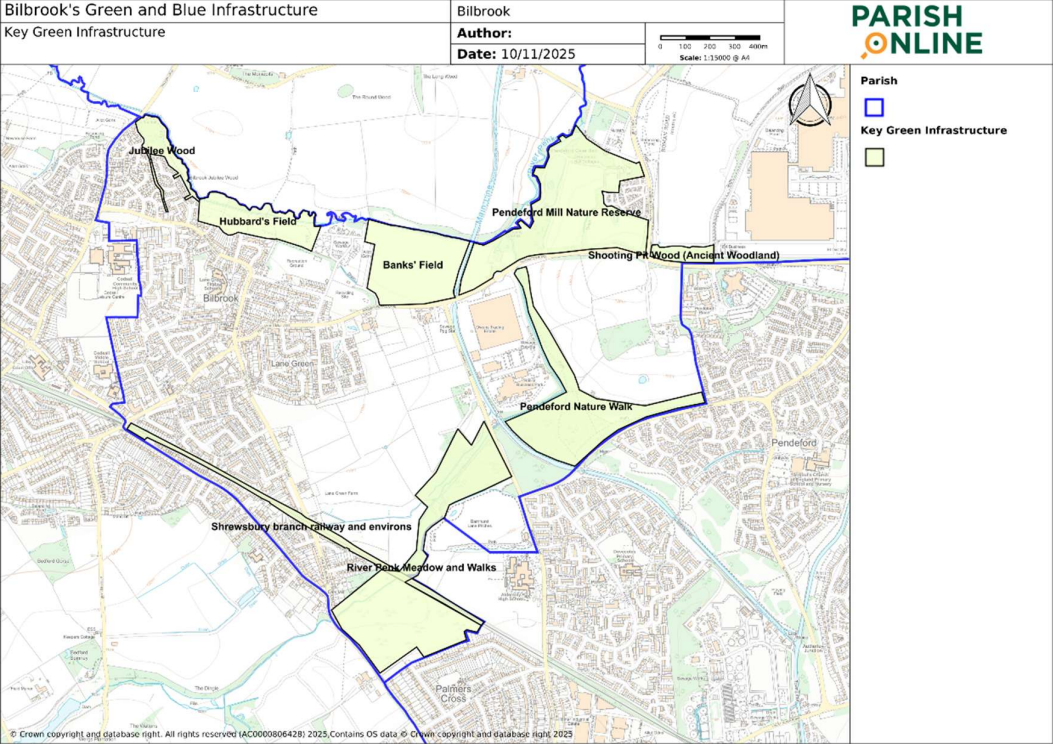
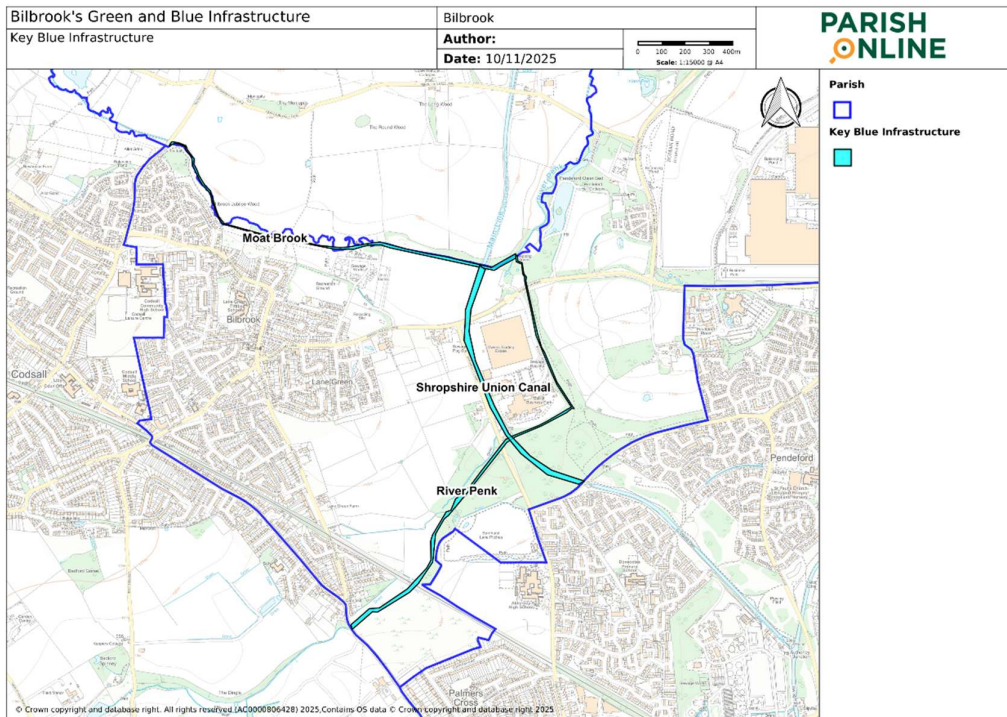


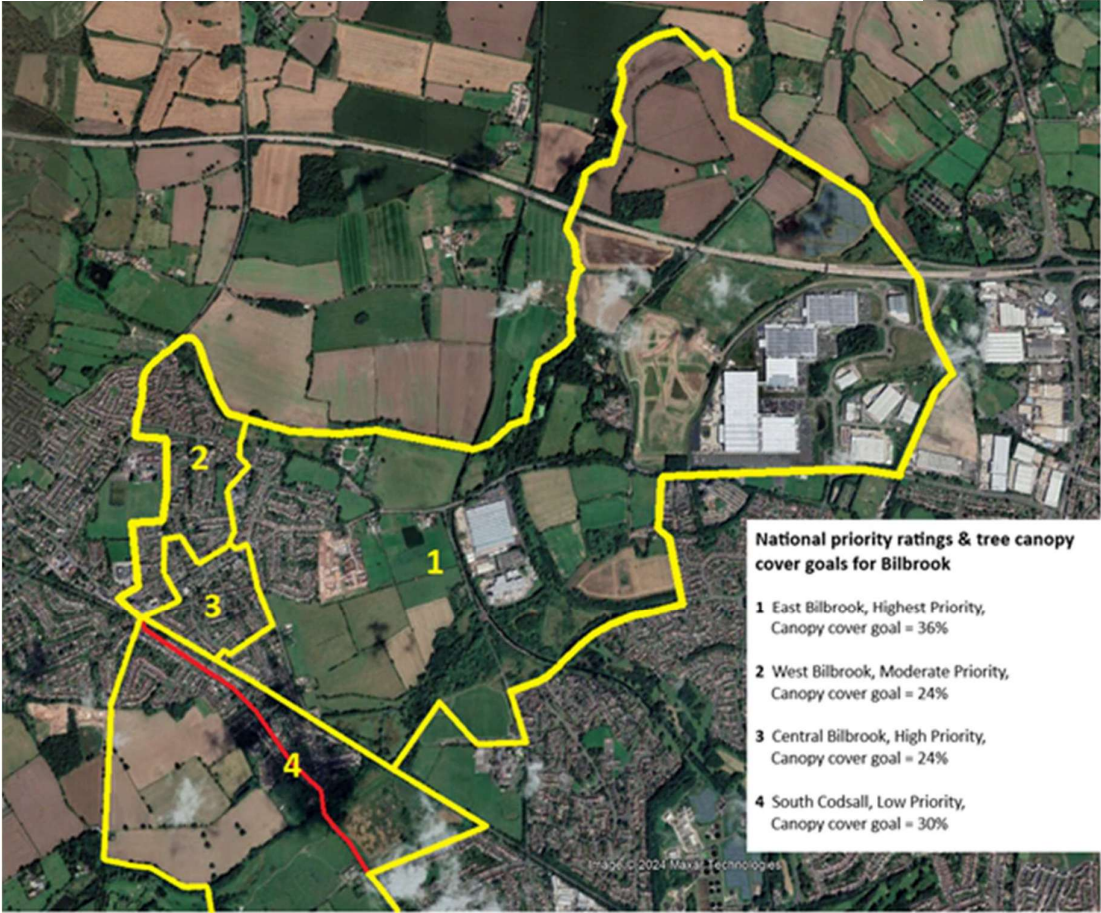
Figure 13 Bilbrook's Key Blue Infrastructure



8.2.15. Additional Evidence and Rationale can be found in the following document: **Bilbrook GI Strategy – Evidence, Standards and Key Projects**. This includes collation of provision and deficits of various green infrastructure types as measured via appropriate national/international standards. It also links to the underpinning evidence used in the formulation of this policy and targets including the tree canopy cover goals shown in Figure 13 below.

8.2.16. Waterways are significant blue/green infrastructure, which can serve as a catalyst for regeneration; a sustainable travel resource for commuting and leisure; a natural health service acting as blue gyms and supporting physical and healthy outdoor activity; an ecological and biodiversity resource, and a contributor to water supply and transfer, drainage and flood management.

Figure 14 Bilbrook Tree Canopy Goals



### **8.3. Policy BB03 Green and Blue Infrastructure**

- 8.3.1. development should conserve, avoid causing loss or damage, and take opportunities to enhance the character, biodiversity, amenity, accessibility, and recreational values of Bilbrook’s sensitive landscapes, trees, landscape and water features and their environs, and wildlife habitats, including linear wildlife corridors.**
  
- 8.3.2. Development within the plan boundary should protect and appropriately enhance the green infrastructure Strategy for Bilbrook: Evidence, Standards and Key Priorities (2024)**
  
- 8.3.3. Development will be expected to deliver: climate adaptation via above ground drainage, landscaping volume and type meeting national Urban Greening Factor Standard and Tree Cover appropriate to the site’s Tree Equity Canopy Cover Goal, unless tree planting would conflict with the delivery of other habitat types identified as strategically significant in the Local Nature Recovery Strategy. This should be located as far as possible within, or adjacent to, the green and blue corridors.**

## 8.4. Interpretation

- 8.4.1. The information submitted within planning applications should demonstrate how the requirements of the policy are being met. For major applications it is expected that this will usually include relevant ecological assessments, Biodiversity Metric calculations, Urban Greening Framework and Tree Canopy Cover scorings along with the relevant mapping and technical evidence required to assess them.
- 8.4.2. Blue and green infrastructure can contribute to Sustainable Urban Drainage Systems (SuDS). SuDS should be above ground and fully incorporated into landscape design, including rainwater gardens and natural flood management. Staffordshire County Council's SuDS Handbook should be taken into account.

Figure 15 Bilbrook School Pupil Vision of Bilbrook ©Bilbrook Parish Council



# 9. Heritage

## 9.1. Purpose

To identify, protect and enhance Bilbrook's heritage, while enabling appropriate and sensitive change.

## 9.2. Planning Rationale

**9.2.1. National Planning Policy Framework (NPPF) December 2024 Section 16, Chapter 202** emphasises that Local Authorities should recognise that heritage assets are an irreplaceable resource which should be conserved in a manner appropriate to their significance. The framework states that planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

**9.2.2. South Staffordshire Adopted Local Plan 2012, Core Strategy** recognises the importance of heritage through:

- **Strategic Objective 5:** To protect, conserve and enhance the historic environment and heritage assets and ensure that the character and appearance of the District's Conservation Areas is sustained and enhanced through management plans and high-quality design.

**9.2.3. South Staffordshire Emerging Local Plan Regulation 19 Document.** In July 2024 the emerging Local Plan contains the following relevant policies:

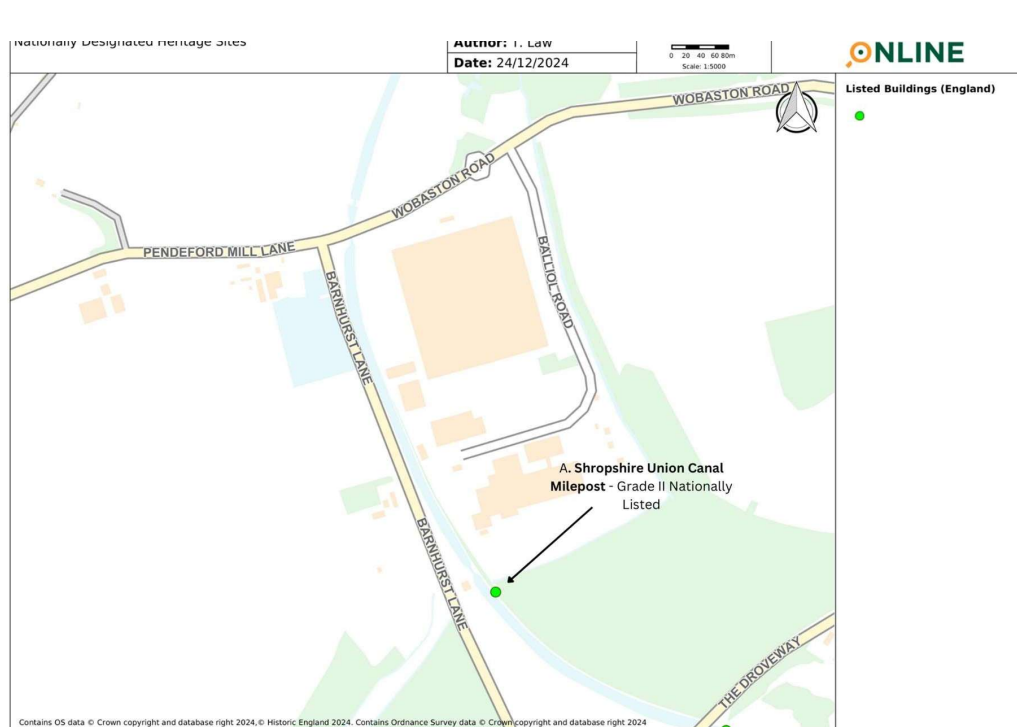
- Policy NB8: Protection and enhancement of the historic environment and heritage assets
- Policy NB9: Canal Network
- Policy DS3: Open Countryside
- Policy HC10: Design Requirements
- Policy HC17: Open Space

### 9.3. Bilbrook's Heritage

Bilbrook has the following listed building heritage assets:

#### 9.3.1. Shropshire Union Canal Milepost, WV8 1RS – Grade II Nationally Listed

Figure 16 Location map of Grade II SU Canal Milepost



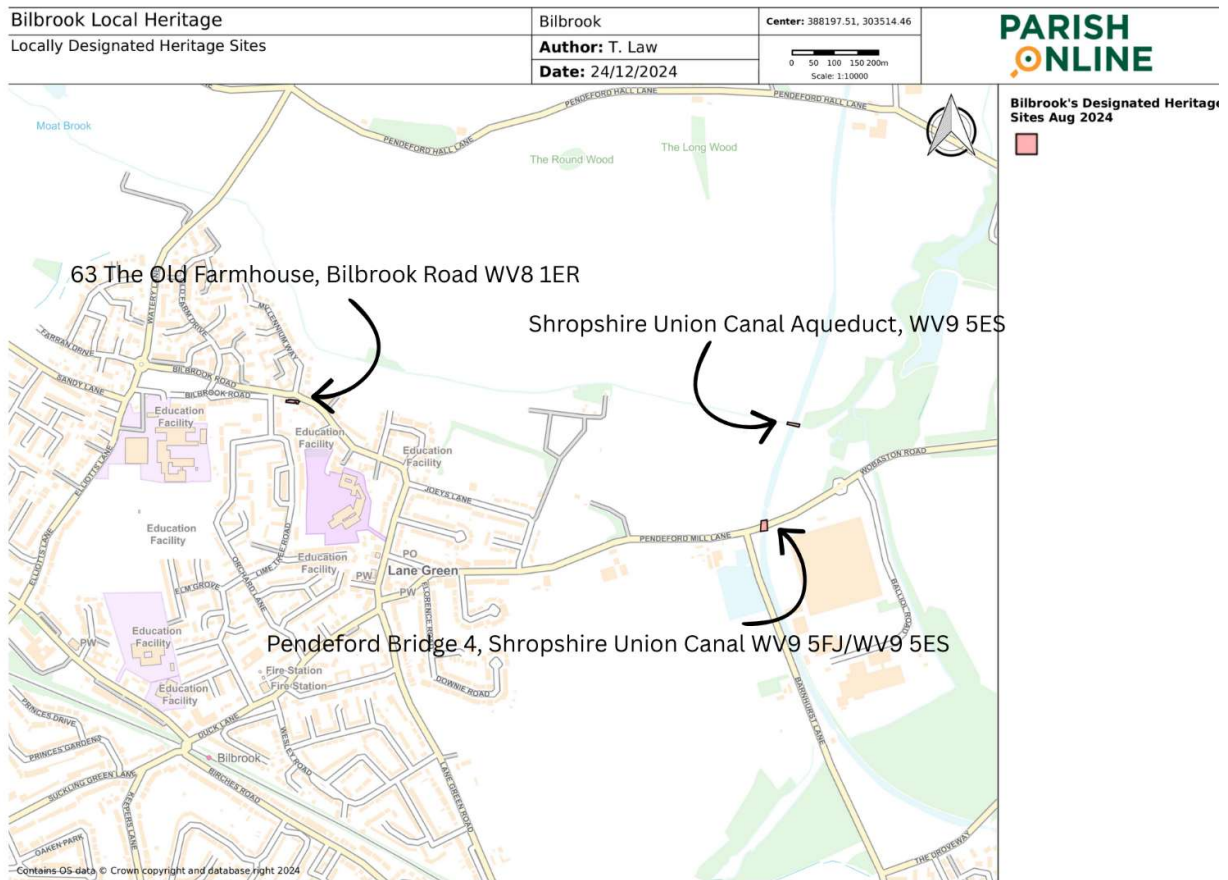
The full length of the Shropshire Union Canal is designated as a Conservation Area, including the section within section within Bilbrook Parish. The canal is a tourism, cultural, sport, leisure and recreation resource; a heritage landscape.

9.3.2. The Local List (non-designated heritage assets) for Bilbrook includes:

- 9.3.2.1. **63 'The Old Farmhouse' Bilbrook Road, WV8 1ER:** Grade B locally listed
- 9.3.2.2. **Shropshire Union Canal Aqueduct, WV9 5ES.** Semi-circular arched sandstone aqueduct dated 1832, carrying the Shropshire Union Canal over the River Penk. Grade A Locally listed.
- 9.3.2.3. **Pendeford Bridge 4, Shropshire Union Canal WV9 5FJ/WV9 5ES.** Grade A Locally listed.

9.3.3. The Staffordshire Historic Environment Record contains details of other heritage assets including archaeology.

Figure 17 Locally Designated Heritage sites in Bilbrook



9.3.4. Bilbrook Parish Council canvassed residents as well as using their own local knowledge to identify non-designated sites deserving of protection; this included consideration of local architectural or historic interest. As a result, the following report has been produced, which identifies the non-designated heritage assets listed in Policy BB04. Additional evidence and rationale for these sites can be found on document '**Non-designated Heritage Assets in Bilbrook**'.

## **9.4. Policy BB04: Heritage**

**9.4.1. The following buildings and structures are identified as non-designated heritage assets:**

- **65 Bilbrook Road, WV8 1ER**
- **Ivy Cottage, Bilbrook Road, WV8 1EU**
- **Laurel Cottage, Bilbrook Road, WV8 1EU**
- **Holy Cross Church, Bilbrook Road, WV8 1EU**
- **The Woodman Pub, Duck Lane, WV8 1HZ**
- **Pendeford Mill, WV9 5ES**
- **Pendeford Mill Wardens' Cottages, Pendeford Hall Lane, WV9 5ET**
- **The Old Vicarage, Bilbrook Road, WV8 1EU**
- **Bilbrook War Memorial, Bilbrook Village Green, WV8 1JA**
- **Sandstone Walls outside 24-32 Bilbrook Road, WV8 1EX**
- **Sandstone Walls outside 31-33 Bilbrook Road, WV8 1EU**
- **Sandstone Walls outside 41-45 Bilbrook Road, WV8 1ER**
- **Sandstone Walls outside 1 Benfield, 47-49 Bilbrook Road, WV8 1SS**
- **Sandstone Wall outside 65 Bilbrook Road, WV8 1ER**
- **Sandstone Kerb outside 62-64 Bilbrook Road, WV8 1ER**
- **Sandstone Wall on Pendeford Hall Lane / Lawn Lane, WV9 5ES**
- **Mill Race Culvert at NW corner of Twentyman's Playing Field (entrance to Hubbard's Field), WV8 1ES**
- **Lock/wharf on Shropshire Union Canal, north of Bridge 4, Pendeford Mill Lane, WV9 5FJ**
- **Victorian Stink Pipe Vent, in front of 10/12 Birches Road, WV8 2JR**
- **Treetops Dental Surgery, Duck Lane, WV8 1HF**

**9.4.2. Development that involves the reuse, conservation, and enhancement of non-designated heritage assets, including their settings and group value, will be supported.**

**9.4.3. The surviving ruins and associated landscape of Pendeford Mill should be preserved or enhanced.**

**9.4.4. Development affecting the Shropshire Union Canal Conservation Area, including waterway, towpath, other features and setting, should take opportunities to enhance and not cause significant harm to the character or appearance.**

**9.4.5. The reuse and creative adaptation of historic buildings will be supported, including works to improve energy efficiency, providing the scheme is sensitively designed and preserves or enhances the special interest and character of the historic environment.**

Figure 18 Non-designated Heritage Bilbrook North West

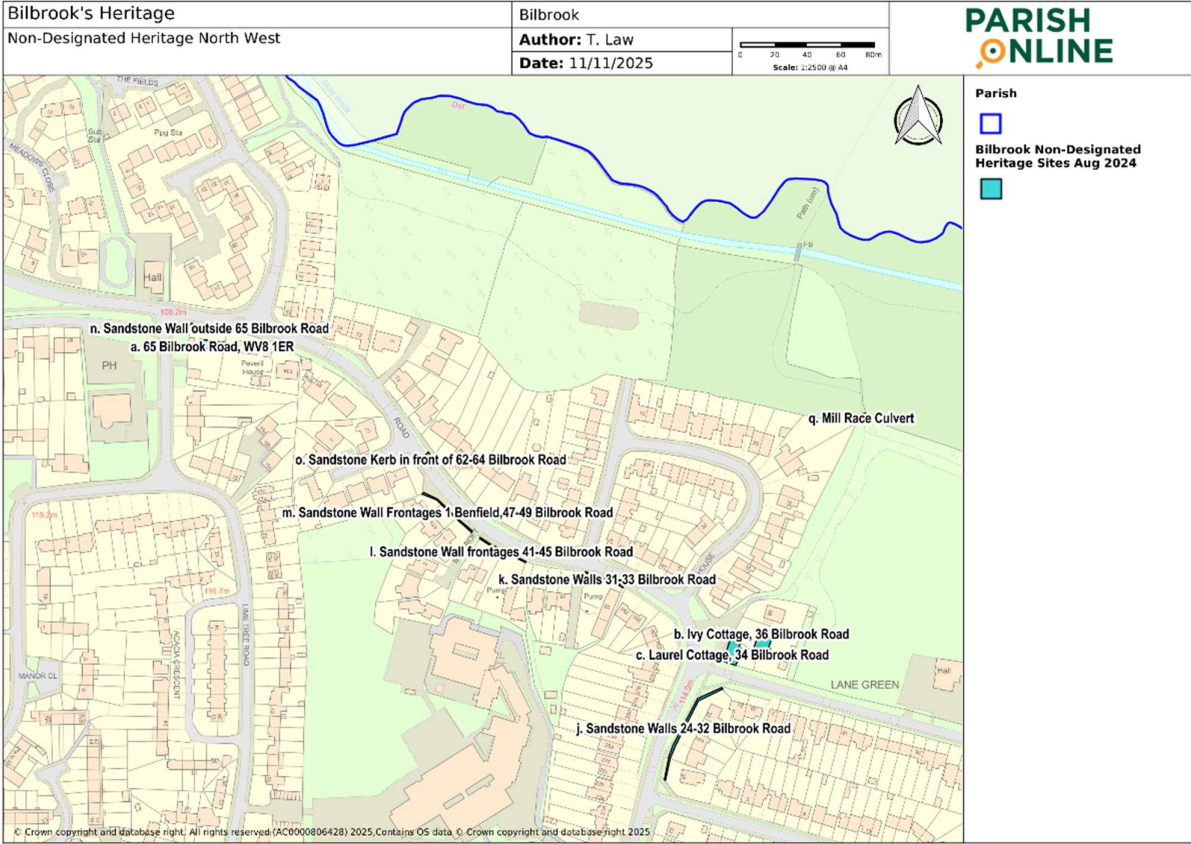


Figure 19 Non-designated Heritage Bilbrook South

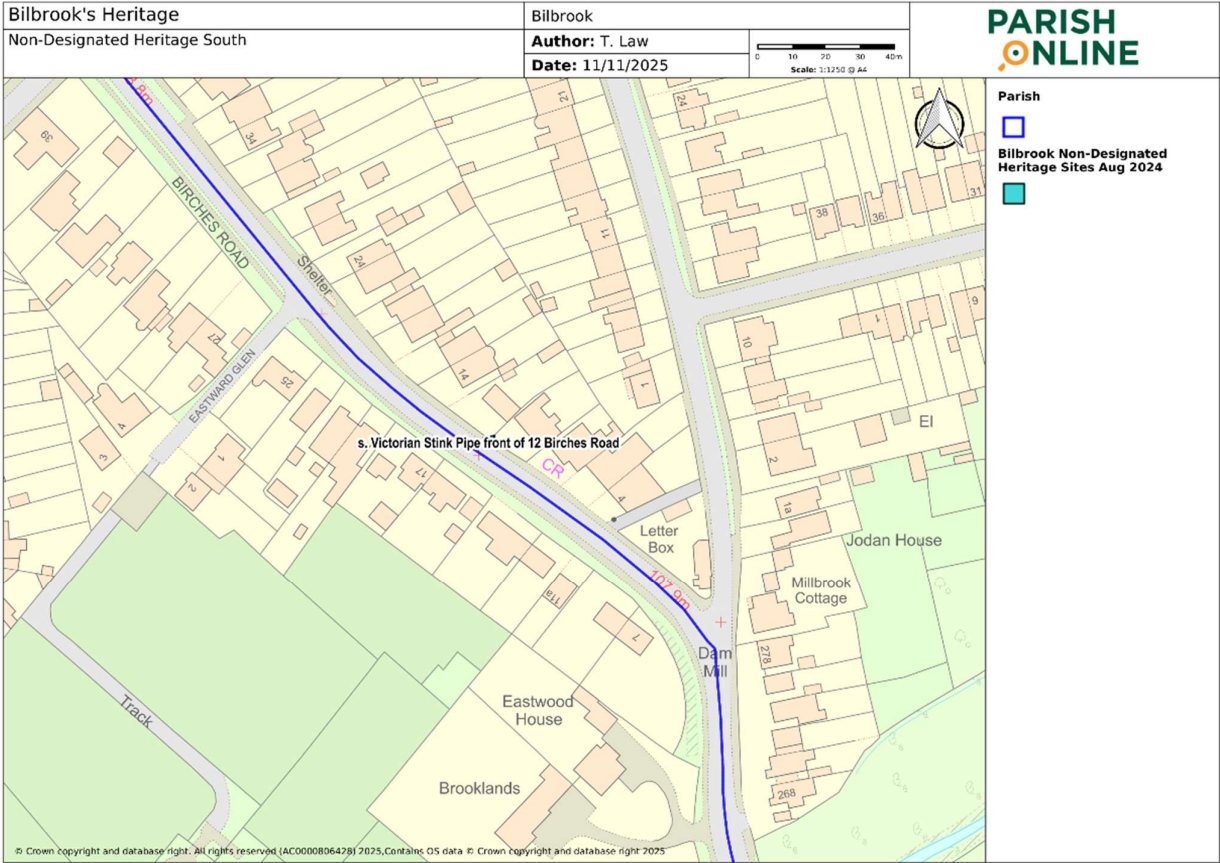


Figure 20 Non-Designated Heritage Bilbrook East

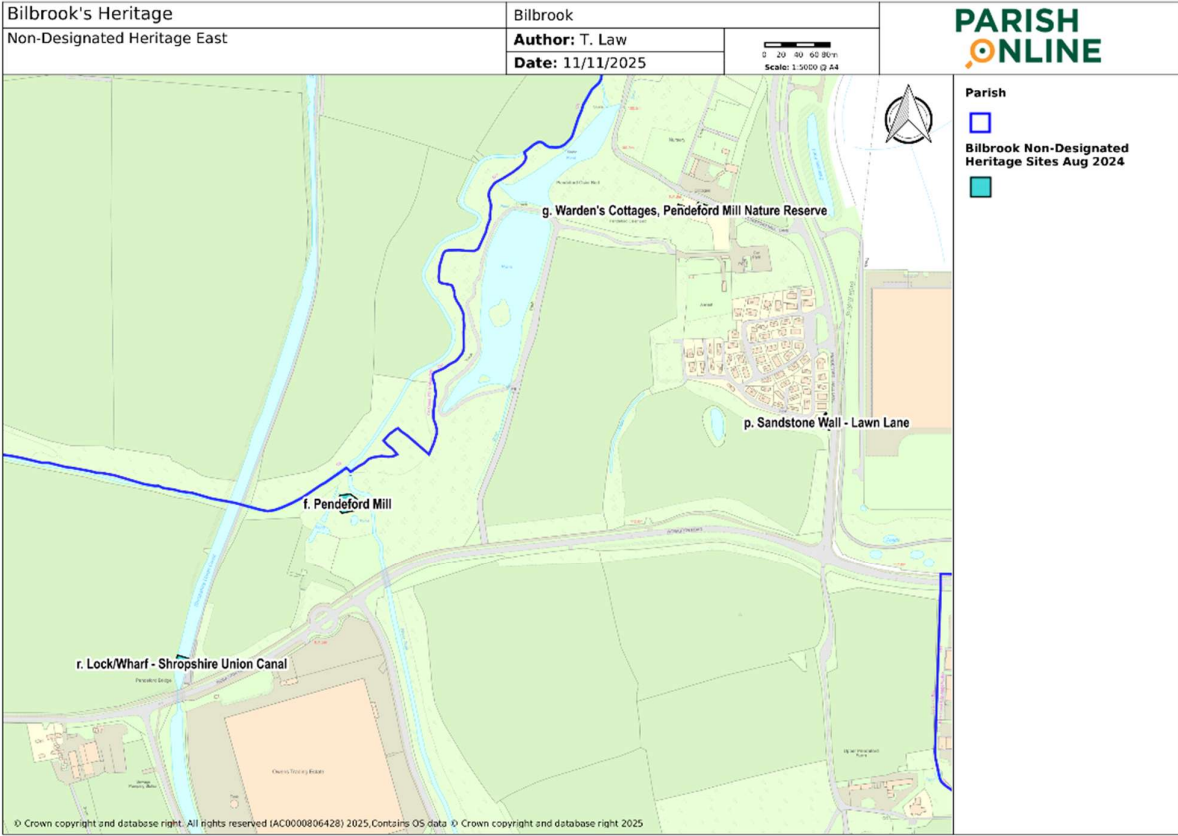
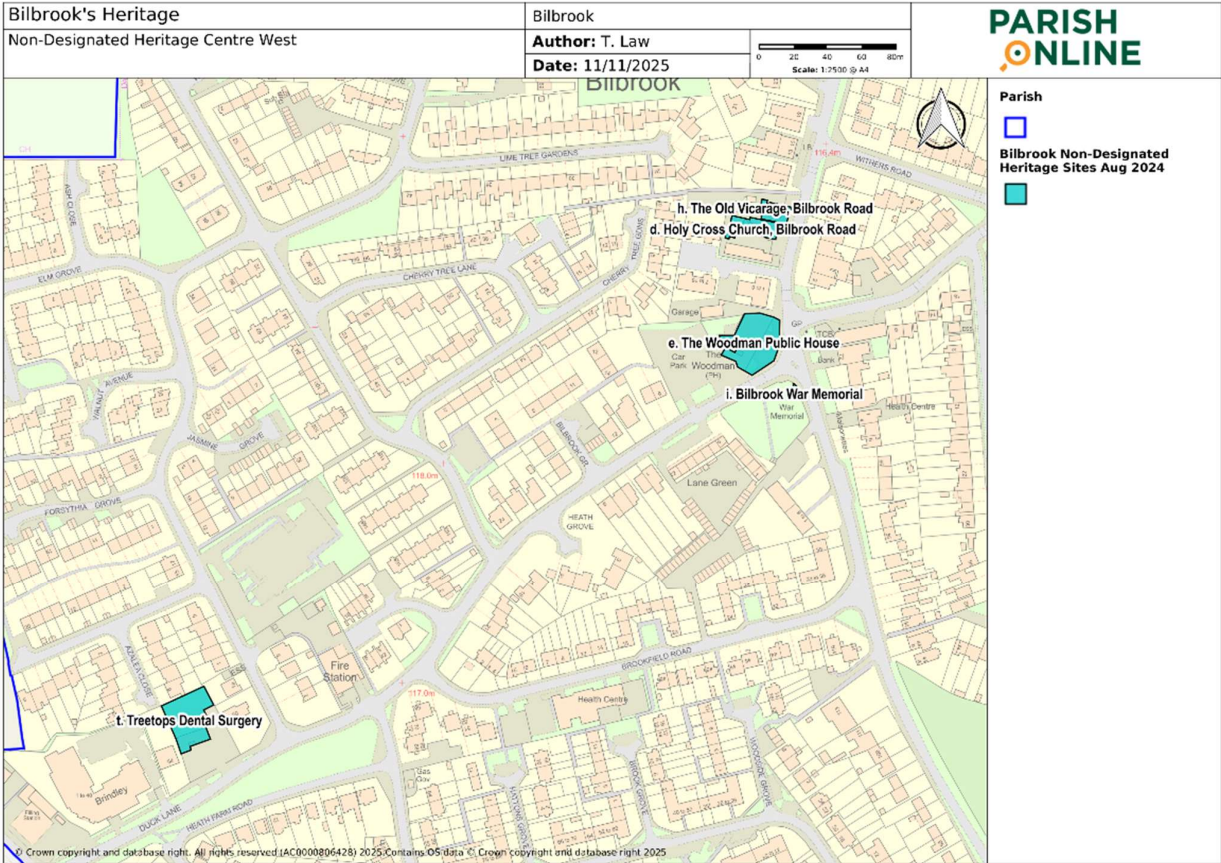


Figure 21 Non-designated Heritage Bilbrook West



## 9.5. Interpretation

- 9.5.1. The term historic buildings and different clauses of the policy apply to designated heritage (including listed buildings and Conservation Areas) and non-designated heritage assets. The policy adds a local dimension to national and Local Plan policies on heritage. It also sets out requirements for replacement development, where historic fabric is lost. The intention of the policy is not to impose stylistic imitation or to restrict creativity and is not a barrier to green design.
- 9.5.2. Redevelopment, alteration or extension of historic farmsteads and agricultural buildings should be sensitive to their distinctive character, materials and form and the Staffordshire Farmstead Assessment Framework should be taken into account.

*Figure 22 Lane Green Road Bilbrook © Bilbrook Parish Council*



# 10. Place and Design

## 10.1. Purpose

To provide sound, well-built homes, and neighbourhoods which provide for local people's needs, and enable a good life, without harm to the local environment or to the needs of future generations.

## 10.2. Planning Rationale

10.2.1. **National Planning Policy Framework, December 2024, Chapter 14 Paragraph 161** states that The planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

10.2.2. **Part 2 of the National Design Guide 2021** sets out the ten characteristics of beautiful, enduring, and successful places. The document sets out principles and practice of good design and provides a framework for local Design Codes.

10.2.3. **South Staffordshire Adopted Local Plan, Core Strategy** contains various policies relating to good housing design. **Core Policy 4: Promoting High Quality Design** covers a wide range of issues, further developed in:

- **Policy EQ11:** Wider Design Considerations
- **Policy EQ12:** Landscaping

10.2.4. **South Staffordshire Emerging Local Plan, Regulation 19 Document** In July 2024 the emerging Local Plan contains the following relevant policies:

- **Policy MA1:** Master planning Strategic Sites
- **Policy HC2:** Housing Density
- **Policy HC10:** Design Requirements
- **Policy HC11:** Protecting Amenity
- **Policy HC12:** Space about dwellings and internal space
- **Policy HC13:** Parking Provision
- **Policy NB6A:** Net zero new build residential development (operational energy)

10.2.5. **South Staffordshire Climate Change Strategy 2020** Page 9 explains strategic planning responsibilities:

- We will minimise the climate impact of growth and encourage a low carbon economy through the planning system.
- When new development is considered in areas with nature conservation value, we will ensure that risks can be managed through suitable adaptation measures.
- As part of the development of the new Local Plan, we will take account of actions to mitigate climate change.

10.2.6. **The Bilbrook Design Code** was commissioned for this Neighbourhood Plan, to draw together national policies and best practices and adapt these to the Bilbrook context. The full document is available to view, with some summary points below:

10.2.6.1. **Section 3.3 Settlement Character** While there are variations in character across the Parish, the village exhibits an array of common characteristics which are more easily identified. Some common characteristics within the Parish include red brick building elevations and grass verges and amenity green spaces. The village has evolved over time through a series of relatively large phases of housing development. Each of these has introduced small variations in character across the village. A unifying feature of the housing developments in the village has been the estate-like layouts with looped streets and cul-de-sacs.

10.2.6.2. **Section 4.1 Design Guidance and Codes Introduction** Designers of any future development in Bilbrook must respond to local character with one of the following three approaches, considered in the following order:

- Harmonise – clearly respond to existing characteristics within the area, street and site, including scale, form and appearance;
- Complement - doing something slightly different that adds to the overall character and quality in a way that is nonetheless fitting, for example, additional high-quality materials but harmonising in scale, form and positioning; or
- Innovate – doing something of high design quality that is different but adds positively to the built-form and character and is considered an exemplar approach for others to follow. For example, develop innovative building form and use low embodied energy, high quality materials that add to the overall design quality, sustainability and richness of the area.

10.2.7. Further evidence and rationale can be found on document **BB05 Additional Evidence and Rationale**.

### **10.3. Policy BB05: Place and Design**

- 10.3.1. Development should include positive design and landscape features to reduce carbon use and support biodiversity, having regard to the Green Development Guidance Note in Chapter 13 of this Plan.**
  
- 10.3.2. Development should complement the site and urban context in terms of scale, massing, height, setback from the road, spacing of properties, and other townscape characteristics.**
  
- 10.3.3. Development should complement or enhance the character of the area, including the following key characteristics:**
  - 10.3.3.1. Green infrastructure in the form of front and rear gardens, street verges, street trees and garden suburb layouts;**
  - 10.3.3.2. Architectural diversity with a strong emphasis on 20<sup>th</sup> century design movements;**
  - 10.3.3.3. A varied palette of materials, including red brick, plain clay and other tiles;**
  - 10.3.3.4. A predominant height of buildings of 2 storeys;**
  - 10.3.3.5. Boundary treatments including low walls and hedges.**
  
- 10.3.4. Support will be given to innovative, creative and green architectural and landscape design that meets the other requirements of this Plan.**
  
- 10.3.5. The design and layout of development should include:**
  - 10.3.5.1. A high-quality and attractive public realm to support ease of movement and recreational activities;**
  - 10.3.5.2. Green infrastructure, including green spaces, planting of native trees or other species beneficial to pollinators;**
  - 10.3.5.3. Pedestrian and cycle priority, including permeable layouts and connections to surrounding paths and facilities;**
  - 10.3.5.4. Street frontages and spaces being overlooked by active frontages, to create natural surveillance.**
  
- 10.3.6. Development should have no significant adverse impact on the open character, amenity, accessibility, or safety of existing public spaces and footpaths.**

## **10.4. Interpretation**

- 10.4.1. The policy should be applied in a way proportionate to the scale and nature of the development. For example, some clauses apply only to schemes that create new layout.
- 10.4.2. To secure compliance with the policy, an integrated approach should be taken to the design of buildings, spaces, and green infrastructure. Compliance with the policy will be easier to achieve if skilled and experienced design professionals are used. Early engagement with local communities is encouraged.
- 10.4.3. Analysis of the local context is essential so that development can be designed for the specific context, adding to a locally distinctive sense of place. The distinctive character of Bilbrook reflects the extent of 20th-century development, from garden suburbs to post-war Scandinavian and European influences.
- 10.4.4. The Green Guidance Note in Chapter 13 of this Plan should be helpful in securing compliance with this policy. Similarly, the AECOM Bilbrook Design Code and National Design Guide 2021 should be used to inform development schemes. For housing development, the 'Building for a Healthy Life' methodology should also be used.

Figure 23 The Shropshire Union Canal towpath in Bilbrook



# 11. Transport and Active Travel

## 11.1. Purpose

To promote sustainable transport that meets the needs of local people and to promote active travel including walking and cycling.

## 11.2. Planning Rationale

11.2.1. **The National Planning Policy Framework, December 2024 (NPPF) Chapter 9, Paragraph 109** 'Promoting sustainable transport' makes it clear that transport impacts of developments should be considered from the earliest stages of planning, with the aim of reducing journey lengths and car travel, and encouraging public transport, walking or cycling.

11.2.2. **UK Government De-carbonising Transport Plan 2021** sets out a vision for future transport which aims to address the climate agenda, improve health and wellbeing, and create better places to live whilst providing ways of travelling which are affordable and reliable. This neighbourhood plan positively addresses this through policies which address sustainable transport, including walking and cycling.

11.2.3. **South Staffordshire Adopted Local Plan 2012, Core Policy 11 ('Sustainable Transport')** aims to enhance sustainable transport opportunities and encourage development that reduces the need to travel. Relevant policies and documents include:

- **Policy EV11:** Sustainable Travel
- **Policy EV12:** Parking Provision
- **The Local Transport Plan**

11.2.4. **South Staffordshire Emerging Local Plan, Regulation 19 Document, July 2024** contains the following relevant policies:

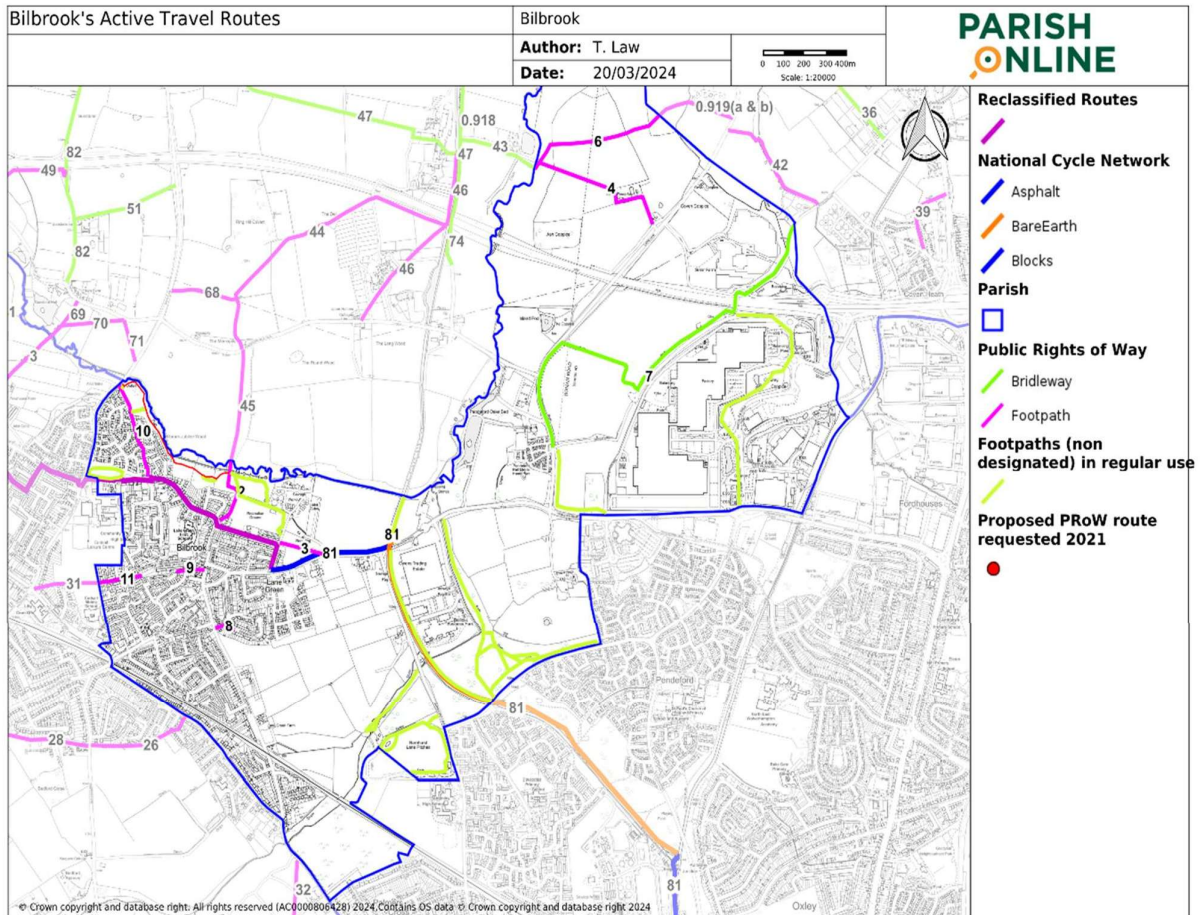
- **Policy SA1:** Strategic development location: Land East of Bilbrook
- **Policy HC10:** Design requirements
- **Policy HC18:** Sports Facilities and Playing Pitches
- **Policy EC9:** Protecting community services and facilities

11.2.5. **Bilbrook Design Code 2022, Section 4.3.3 Active Travel Design Guidance** states that a design requirement for development is the provision of sustainable transport and active travel infrastructure. The following are design considerations for active travel design.

- 11.2.5.1. Using high-quality surface materials that respond to the context to create a safe, attractive and legible network;
- 11.2.5.2. Active travel routes on main streets should be off-carriageway and should be separated to provide a safe and continuous network for pedestrians, wheelchairs and cyclists;
- 11.2.5.3. Crossings should be raised and highlighted with appropriate signs;
- 11.2.5.4. Existing green areas, public spaces and local amenities should be integrated into the active travel network as focal points;
- 11.2.5.5. The active travel network should aim to strategically connect to neighbouring settlements;
- 11.2.5.6. Bike parking should be provided along the network at public spaces; and

- 11.2.5.7. Appropriate signage should be placed along the network to improve wayfinding around the Neighbourhood Plan Area.
  - 11.2.5.8. Designated pedestrian and cycle lanes should form the basis for the movement network, around which vehicle traffic can be managed.
  - 11.2.5.9. Cycling routes should generally be provided on off-carriageway routes within the green infrastructure network where possible and connect to key destinations/ onward routes.
  - 11.2.5.10. Footways should generally be on both sides of the carriageway but can be single- sided if development is also one-sided.
  - 11.2.5.11. Design interesting street scenes and building arrangements from a pedestrian perspective, including key views to the surrounding landscape.
- 11.2.6. There is also an opportunity to improve public transport in the area. This would contribute to reducing the car dependency of the area and improving its accessibility to and from the neighbouring villages and settlements.
- 11.2.7. Additional evidence and rationale can be found at **BBO6 Active Travel Additional Evidence and Rationale**

Figure 24 Bilbrook's Active Travel Routes



### **11.3. Policy BB06 Transport and Active Travel**

- 11.3.1. Development likely to generate additional journeys, excluding householder applications, should be supported by sustainable and mixed transport options and active travel, proportionate to the scale and nature of the scheme.**
- 11.3.2. Development should include convenient connections to surrounding paths, community facilities and public transport facilities, providing a safe and continuous network for pedestrians, wheelchair and mobility scooter users, and cyclists.**
- 11.3.3. Secure and covered storage for cycles/mobility scooters should be provided as part of parking provision, including for all new dwellings.**
- 11.3.4. Development that generates additional vehicle movements should include measures to avoid severe adverse impacts on Traffic safety and capacity at the following roads and junctions where there are already identified problems:**
  - The Village centre**
  - The Woodman junction**
  - Duck Lane**
  - Lane Green Road**
  - Bilbrook Road**
- 11.3.5. Development should not have any significant adverse impacts and should take opportunities to enhance existing footpaths and cycleways, including the Monarch's Way, in terms of their amenity, safety, and accessibility.**

## **11.4. Interpretation**

- 11.4.1. The policy promotes a balanced provision of transport, including sustainable options and active travel. The policy should be applied proportionate to the scale and nature of the scheme. For example, some provisions clearly only apply to development that includes new layout.
- 11.4.2. In considering impacts on footpaths, the green and blue linear routes in Policy BB03 should be included.

Figure 25 Corner of Lane Green Road and Wesley Road © Bilbrook Parish Council



# 12. Local Green Space

## 12.1. Purpose

To protect green spaces that are of particular importance to local people.

## 12.2. Planning Rationale

12.2.1. **National Planning Policy Framework, December 2024 (NPPF) Chapter 8** deals with 'Promoting healthy and safe communities', including the designation of Local Green Spaces that are demonstrably special to the community.

12.2.2. **National Planning Policy Framework, December 2024 (NPPF) Paragraphs 106-107** support the designation of Local Green Space through Neighbourhood Plans and set out the criteria for designation. The Local Green Space designation should only be used where the green space is:

- In reasonably close proximity to the community it serves;
- Demonstrably special to a local community, and holds a particular local significance, for example because of its beauty, historical significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- Local in character and is not an extensive tract of land.

12.2.3. **South Staffordshire Adopted Local Plan 2012** includes the following in its core policy:

- Core Policy 14 safeguards existing open space from loss or displacement
- Core Strategy Policy HWB1 supports the protection of open space.
- Core Strategy Policy HWB2 protects and promotes the network of green infrastructure.
- LPR Policy HC17 aligns with NPPF paragraph 99.
- Core Strategy Policy 3 aims to protect and enhance the character of villages.

12.2.4. Local Green Space designation gives communities the chance to protect places of special value to local people. We have identified several spaces in the parish which are much appreciated by Parish residents, and which we therefore believe merit protection. They include spaces within the village that invite a stop and rest; open spaces hosting sports and local events; nature reserves and wildlife sites; woods and fields that provide green lungs to adjacent settlements; spaces with historic significance and spaces that create beautiful settings for other important sites. We have tested the evidence for the community value of these spaces, against the criteria within the NPPF.

12.2.5. **Informal Consultation:** Between 23<sup>rd</sup> June and 13 July 2023, we consulted with the community; and took evidence from landowners and other stakeholders. The Neighbourhood Plan consultations have shown strong popular support for this policy, both in general and by proposing specific sites. The list below is the result of this evidence gathering and testing. This policy seeks to designate these places as Local Green Spaces, by demonstrating their value to the community.

12.2.6. Additional Evidence, Consultation Feedback and Responses, and Rationale can be

found on document **BB07 Local Green Space Designation Master Sheet 20240226**

### 12.3. Policy BB07: Local Green Space

#### 12.3.1. The following spaces are designated as Local Green Space:

- LGS1. Jubilee Wood, off of Watery Lane, Millennium Way and Old Farm Drive WV8 1GF/WV8 1GB/WV8 1GA
- LGS2. The Oval Community Orchard, Bilbrook Road, WV8 1GG
- LGS3. The Triangle, Bilbrook Road, WV8 1GF/WV8 1GJ/WV8 1EP
- LGS4. Hubbard's Field, north of Manor House Park, WV8 1ES
- LGS5. Lime Tree Green, Lime Tree Road, WV8 1NR/WV8 1NW/WV8 1NJ
- LGS6. Carter Avenue Green, Carter Avenue WV8 1NJ/WV8 1HS
- LGS7. Duck Lane Green, between Duck Lane and Heath Farm Drive WV8 1HT
- LGS8. Bilbrook Village Green, junction of Duck Lane and Lane Green Road
- LGS9. Bilbrook Allotments, off of Pendeford Mill Lane
- LGS10. Old Village Green, Bilbrook Road WV8 1JA
- LGS11. River Penk route through Dam Mill, Wolverhampton Road WV6 9DU
- LGS12. Clewley Coppice, i54 Business Park WV9 5GA
- LGS13. Pendeford Mill Nature Reserve, Pendeford Hall Lane WV9 5ET
- LGS14. Pendeford Nature Walk, between Wobaston Road and The Drove Way WV9 5ES/WV9 5EU/WV8 1RS
- LGS15. Heath Grove East, off of Bilbrook Road WV8 1HZ
- LGS16. Heath Grove West, off of Bilbrook Road WV8 1HU/WV8 1HY
- LGS17. Marshall Way Balancing Pond, off of Pendeford Mill Lane WV8 1FP
- LGS18. Withers Road corner with Pendeford Mill Lane WV8 1JB
- LGS19. Green Oak Road corner with Wesley Road WV8 1JY
- LGS20. Lane Green Road service road WV8 1LR
- LGS21. The corner of Barnhurst Lane and The Drove Way (north) WV8 1RS
- LGS22. Lane Green Road / Wesley Road corner WV8 1LW
- LGS23. Orchard Lane North Green WV8 1NE
- LGS24. Banks' Field, Pendeford Mill Lane WV9 5FJ
- LGS25. Twentyman's Fields, off of Joey's Lane and Pendeford Mill Lane WV8 1ES/WV8 1JL/WV8 1JJ/WV9 5FJ
- LGS26. River Penk route between Barnhurst Lane and Railway line WV8 1RS

## **12.5. Interpretation**

12.3.1. National Policy states that Local Green Space has similar protection to Green Belts. It should be noted that the purpose of Local Green Space designation is related to community value, so it is different to the five purposes for Green Belts.

12.3.2. The National Design Guide may be useful in securing compliance with the second clause of the policy.

## 12.6. Local Green Space Site Maps

Figure 26 LGS Sites Bilbrook North West

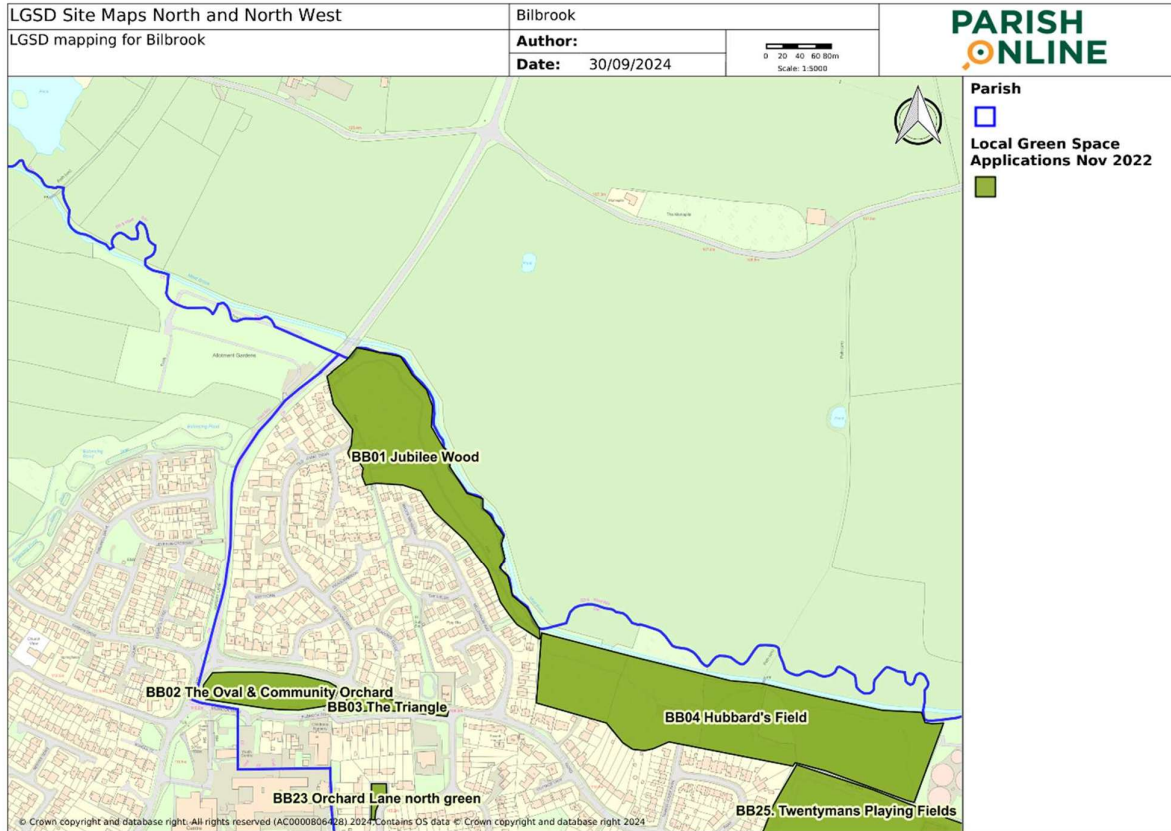


Figure 27 LGS Sites Bilbrook North Central

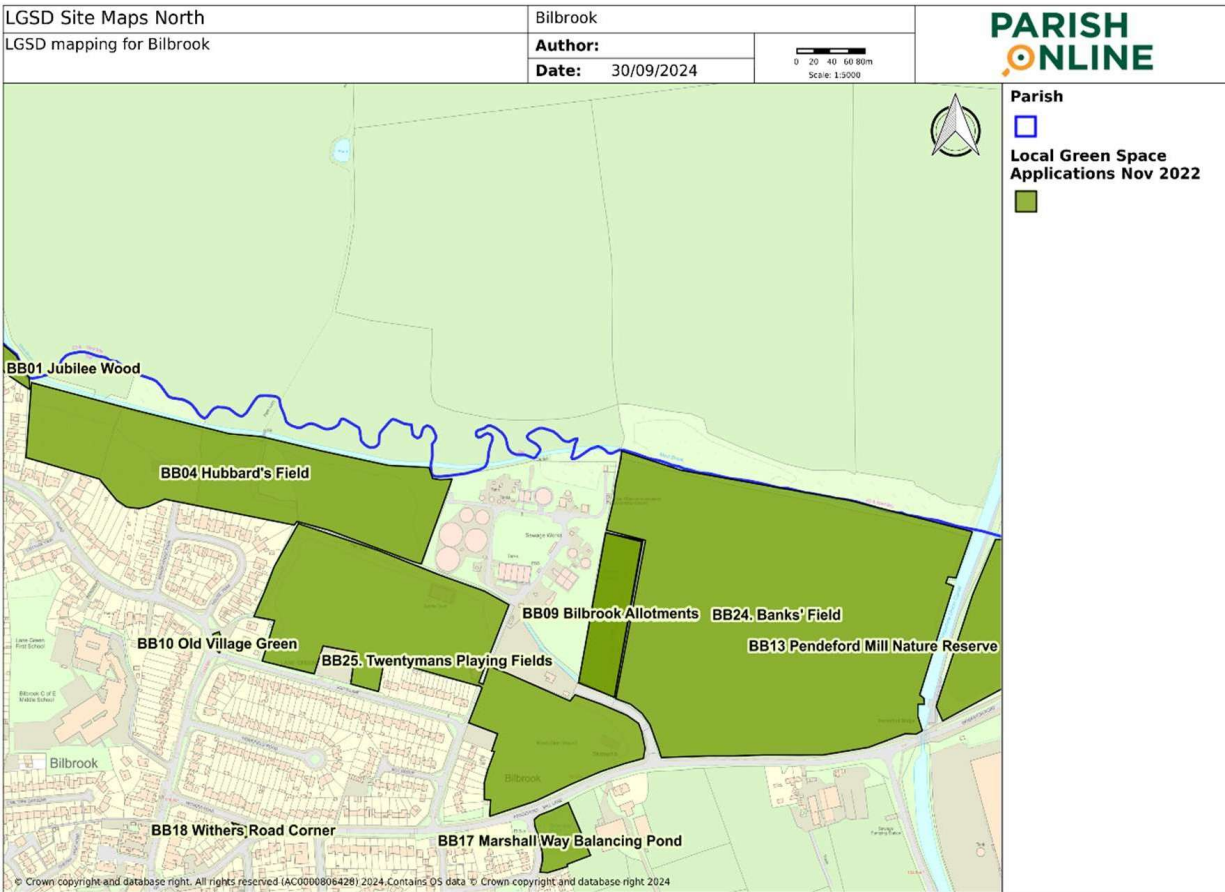


Figure 28 LGS Sites Bilbrook North East

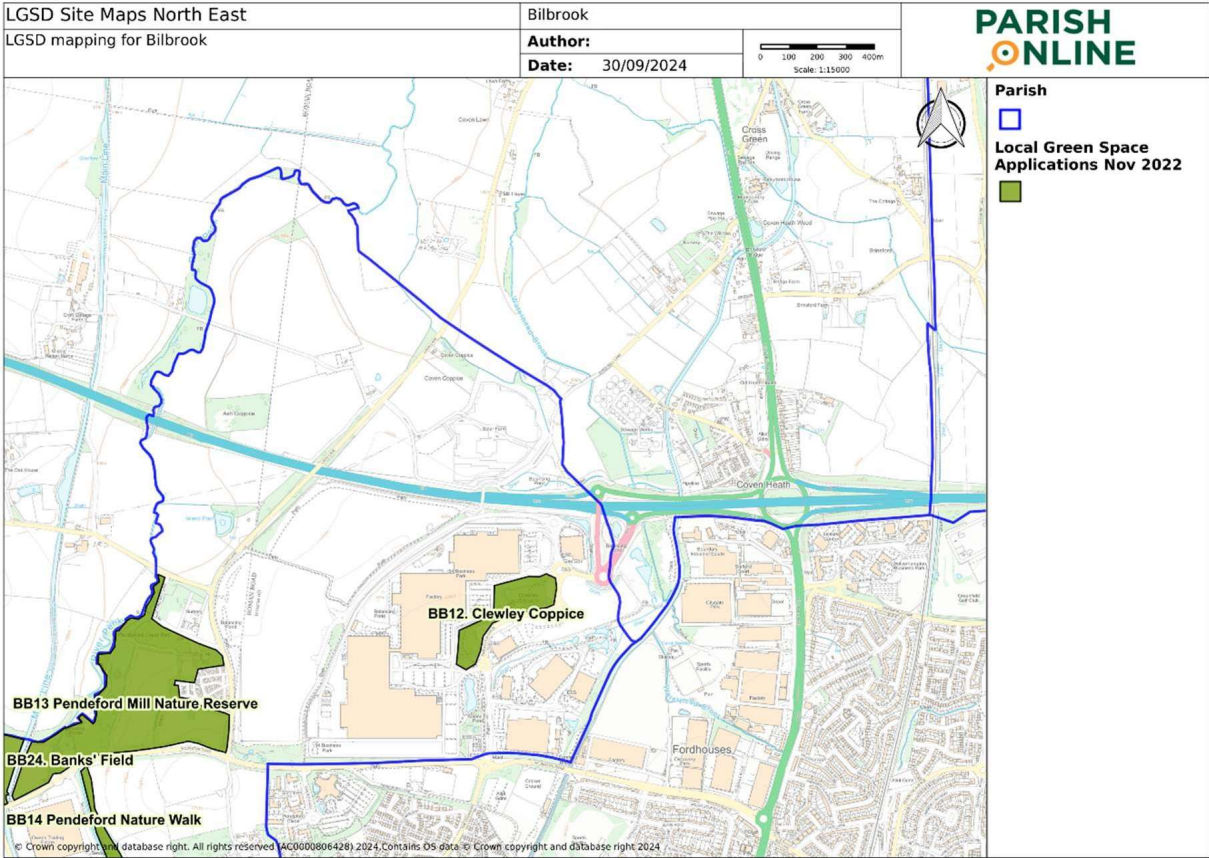


Figure 29 LGS Sites Bilbrook East

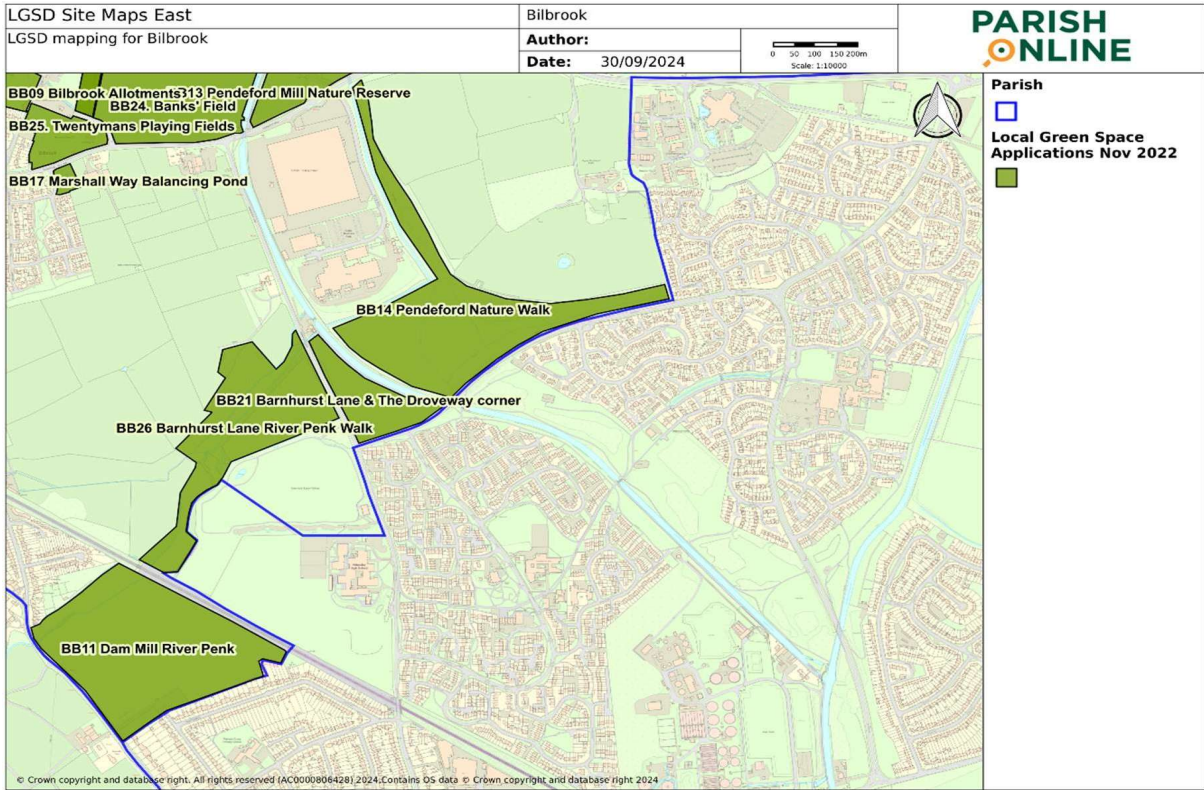


Figure 30 LGS Sites Bilbrook South

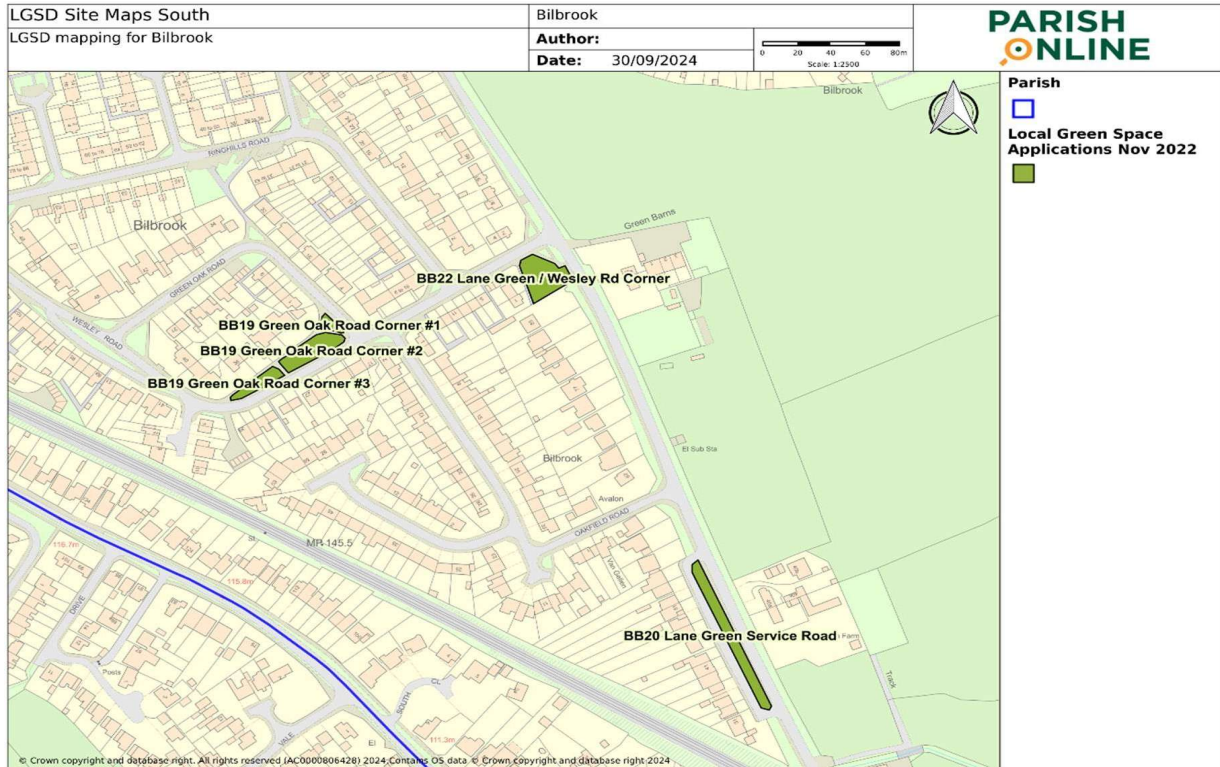
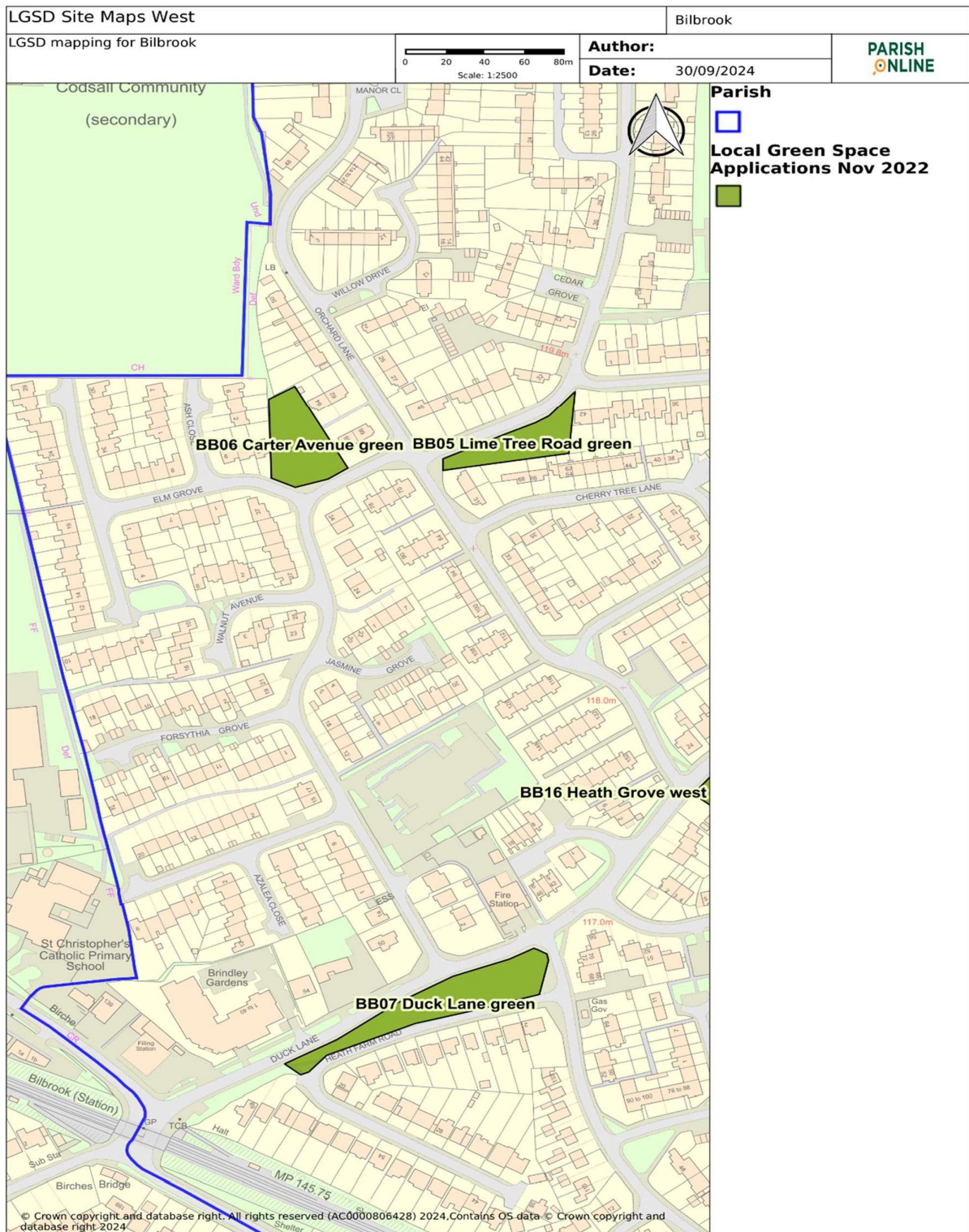


Figure 31 LGS Sites Bilbrook Central



Figure 32 LGS Sites Bilbrook West





# 13. Green Development Guidance Note

## 13.1. Overview

This is a guidance note for developers on green design. It is an informal note, so includes non-planning matters. However, use of the guidance may help in achieving compliance with the policies of the neighbourhood plan, in particular those relating to design and landscape.

## 13.2. Planning Principles

- 13.2.1. Mixed-use neighbourhoods (which include residential properties, employment, and community facilities in easy walking distance) can help to reduce the need for journeys. Such neighbourhoods are sometimes referred to as 15-minute neighbourhoods.
- 13.2.2. Layouts should prioritise pedestrian and cycle movement, convenience and safety. This includes convenient links to public transport.
- 13.2.3. Historic and older areas were designed for a low carbon economy and tend to have intrinsic sustainable characteristics including a finer grain of mixed-use, pedestrian orientated layouts, and dense urban forms such as terraces.
- 13.2.4. Retention and reuse of buildings preserves the energy embodied in their materials and construction, and avoids landfill.
- 13.2.5. City and town centres tend to have concentrations of facilities and are usually served by sustainable forms of transport. Repopulation or population of centres can be an effective way of improving their viability.
- 13.2.6. Flexible work practices, including home working, can help to create more sustainable living/working patterns. Many meetings can be held through digital media.
- 13.2.7. Design of development should take account of microclimate, including sun, shading and wind.
- 13.2.8. Development should be designed to minimise pollution, including air, water, and noise pollution.
- 13.2.9. Development should avoid high flood-risk areas or incorporate design features to mitigate flood risk.

## 13.3. Green Design

- 13.3.1. Carbon-neutral development is a key goal. Ways of building green can include:
  - use of efficient heating and cooling systems, or design to reduce dependency on heating and cooling systems.
  - superior insulation properties and airtightness;
  - natural ventilation and airflow (for warmer months) to help avoid over-heating;
  - use of local, low-embodied energy, recycled and recyclable materials;
  - living (green) walls or roofs;
  - orientation to maximise passive solar gain;

- rainwater capture, storage and reuse (grey water);
- use of LED or other low-wattage lighting;
- space for natural drying of clothes;
- bins for recycling;
- flexible spaces and layouts to accommodate changing demands.

## **13.4. Biodiversity**

13.4.1. Development should achieve a biodiversity net gain.

13.4.2. In terms of impacts on habitats, the following hierarchy should be used:

- Avoid habitat damage;
- Minimise habitat damage;
- Restore damaged or lost habitat;
- Compensate for habitat loss or damage (as a last resort).

13.4.3. Existing landscape features, landform and green infrastructure should be retained and incorporated into redevelopment and enhanced as far as possible.

13.4.4. Design features to support wildlife include:

- Bat boxes and bird boxes (owl, raptors, house sparrow, house-martin, swift, woodpecker)
- Hedgehog gaps in fences
- Badger routes
- Wildlife connectivity via grass verges and footpath edges
- Meadow edge grasses and wildflowers, bee friendly desirable

## **13.5. Public Realm and Green Landscape Design**

13.5.1. The public realm and green infrastructure should be designed to support movement, recreation, social interaction, play, and exercise.

13.5.2. Sustainable Drainage Systems should be incorporated into the landscape design. This includes green spaces for residential developments.

13.5.3. Rain gardens can be used. These are small depressions in the ground that act as infiltration points for roof and other water.

13.5.4. Hard surfacing should be kept to a minimum area and be water permeable.

13.5.5. The use of traditional hedges for boundary treatments creates a greener environment and enhances the historic and rural character of the area.

13.5.6. Native species should be used in planting.

### **13.6. Green Energy**

Local green energy schemes can include small wind turbines, ground source heat pumps, photovoltaics, biomass, and other technologies. There has to be awareness of the impact of such schemes on historic and rural character, so the location and design of such facilities need careful consideration.

# 14. Acknowledgements

- The Bilbrook Neighbourhood Plan Steering Committee
  - Cllr G Burnett
  - Cllr S Adams
  - Cllr M Adams
  - Cllr F Hopkins
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  - Mr. Keri Lloyd
  - Mrs. Annette Lloyd
  - Mr. Alan Preece
  - Mr. Karl Pinches
  - Mrs. Karen Daker – Parish Clerk
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- Bilbrook residents for their input and feedback.

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