



THE TETTENHALL DISTRICT  
COMMUNITY TRUST

# AGM 2025

## Preferred Options For 2025(2026) Neighbourhood Plan

Pre-Consultation: Tettenhall Community Forum Analysis 2024  
For delivery concurrent with Wolverhampton Local Plan



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**Neighbourhood Forum Aims & Guidelines** - Following a review of Our Place Our Plan and analysis of Wolverhampton Local Plan 2024, the Steering Group and Community Forum determined that the following amendments and additions need to be covered by District Activity in neighbourhood plans, or MOU agreements to Local Plan, going forwards.

Subject to discussion with WCC these articles either become planning policies, roles or powers within the District:

**DISTRICT RECOGNITION** - Councillor Simpkins has stated that Tettenhall, Wednesfield and Bilston should be recognised as Districts for their own direction setting. The forum needs to be recognised and included in district initiatives, working groups and consultations.



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**GREEN BELT AND OTHER GREEN SPACES** - The overwhelming opinion of the meeting was the continued importance of defending every inch of green space in the neighbourhood against any and all attempted incursions, due to the chronic shortage of land in the neighbourhood. Strengthening the position to enable a watching brief on land which may not yet be categorised as green spaces; such as that attached to commercial or business premises eg Schools Community Church Henwood Road, large gardens (Stockwell House) and land for sale opposite The Mermaid; was also recommended.



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**CHILDREN'S COMMUNITY FACILITIES** - Play areas for children needs more focus. Existing facilities need policy decisions to protect and enhance their attractiveness. For example damage caused by vandalism should be restored as a matter of policy and tackled via the Local Community Policing Policy. There is room for additional facilities eg in the grounds of the Schools Community Church in Henwood Road and further investment in facilities for children to enjoy and learn in our GREEN SPACES but without detriment to their preservation.

**PLANNING** - Recent developments, for example the McCarthy and Stone developments, have provoked strong reactions from residents who have had various levels of success challenging development's height, style and intrusion on adjacent properties. The planning aspect would benefit from a much stronger wording on height, style and density.



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**Enforcement of Planning Conditions** - The plan should facilitate the enforcement of planning conditions during developments. Parking restrictions for contractors were not enforced during the development of Clock Gardens, Tree Preservation Orders were ignored at the development at the bottom of Malthouse Lane, wall preservation at Stockwell House has been ignored. All of these failures of enforcement occurred during the current plan so we should establish better influence and control regarding enforcement in the next plan.



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**TECHNOLOGY** - It was generally felt that the benefits of current and new technologies and social media should receive more emphasis in the plan as an overarching policy in supporting all the other policies and operation of the Forum and its administration. Consultation by the Forum with other bodies will be necessary.

**TRANSPORT**- The members are frustrated by their inability to influence the catalysts of a dramatic explosion in traffic volumes created by new housing and other developments outside the area. WCC is obliged to export some of its housing targets and development targets outside its area because of lack of available land. However the inevitable consequence of that is a surge of traffic from these developments through the neighbourhood, mostly heading beyond Wolverhampton rather than into Wolverhampton. Oversight of civil infrastructure contributions for Ward Solutions are required.



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**Housing-** Changes to the current plan are required which state protections to heritage and views, but do not state density objectives. These may be at odds with Local Plan objectives.

**Road Safety** - Dissatisfaction within the District of police enforcement and appropriate share of spend on road calming measures, compared to other wards.

**Licencing Policies & Planning Applications** - The forum should have an overall policy and right to be consulted on matters of licencing, reviews and planning applications, where the District feel that style of its neighbourhood may be affected, such as through excessive high street licenced premises, or schools now operating as licenced premises for venue hire.

**TNP 13 (Ref Smestow Valley Liaison Group)** – Smestow Valley / Development Protection eg WEC / Increase In Size