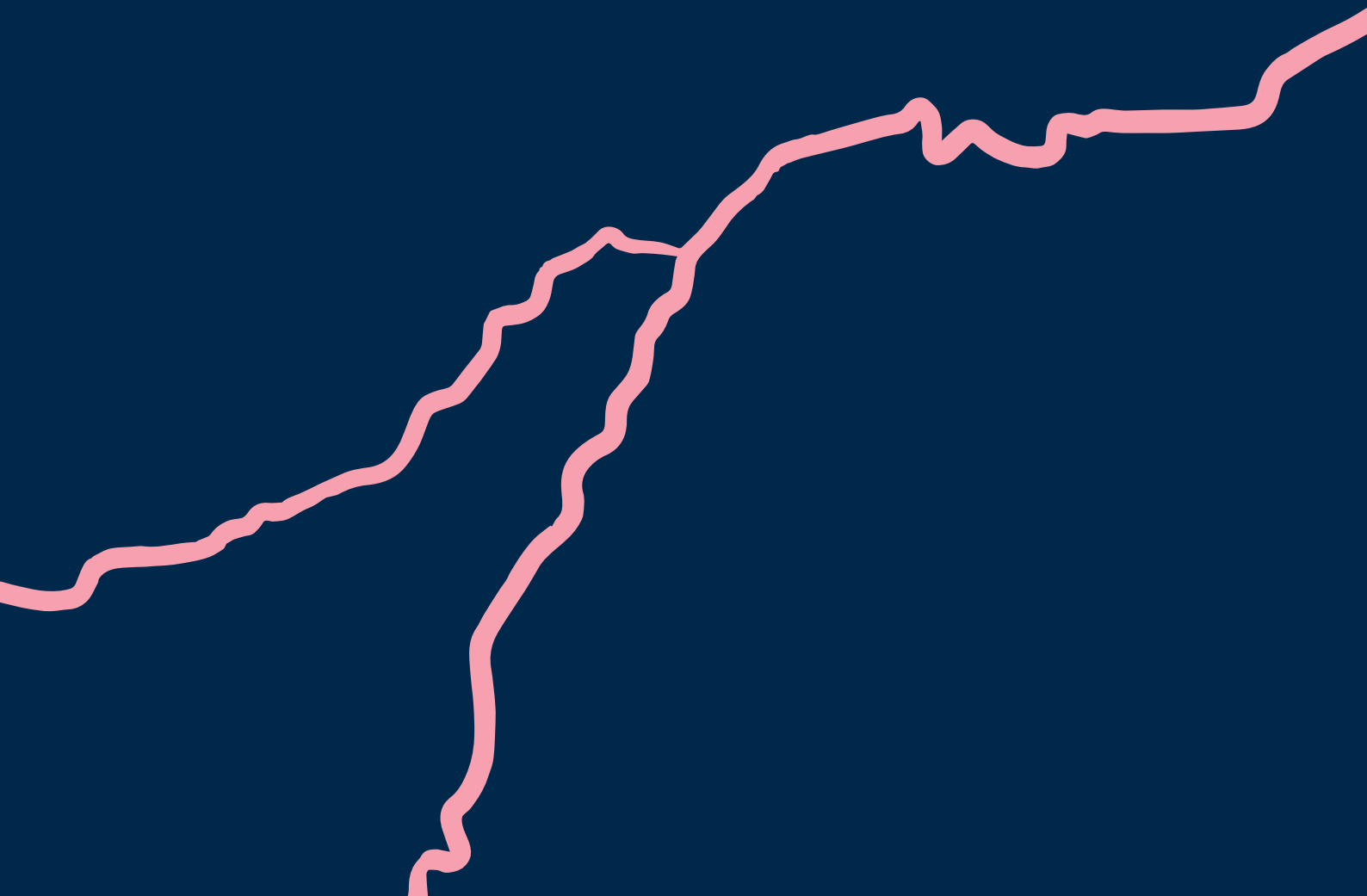

Land South of Manor Way

Dudley

Vision Document
July 2019



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1. The Vision

“ a sustainable development offering a range of housing, facilities and services for the local community - development that seeks to use best practice urban design principles and placemaking to promote a high-quality living environment that is responsive to its natural and built context. ”



A mixed-use neighbourhood with access to a range of local facilities and services

The site is well located to the southern edge of the established area of Halesowen and a short drive to Rowley Regis and Hagley train station. The site also has excellent links to the strategic road network, accessed directly from Manor Way (A456) and is in close proximity to the M5 motorway. There are opportunities for pedestrian, cycle and public transport improvements to further enhance movement within the area.

There is the opportunity to deliver a high-quality, mixed use development and new development in this location, strengthening links to existing and new facilities and services for the benefit of the community.



A development that is responsive to its local context with strong green and blue infrastructure

There is the opportunity to integrate the new development with the existing built settlement and to be responsive to the countryside, with its attractive landscape setting and watercourses connecting to wider countryside beyond Uffmoor Wood.

The development will also provide a new opportunity to provide a substantial landscape framework, to improve pedestrian access to the countryside and new green infrastructure provided as part of the new development. This will provide health and well-being benefits for the wider community.



A high-quality living environment and new homes for local people

Development that is both responsive to its local context and promotes high quality design standards, practices and procedures to help to create a high-quality living environment, for living, working and recreation with a wide range of housing choice of housing types and tenures.



Delivering best practice design principles and placemaking

There is the opportunity to utilise and promote high quality urban design principles and placemaking, to not only set the benchmark for design quality in this development, but also to allow for innovation and design creativity. This will ensure the delivery of a high quality development in a timely fashion.

This will be achieved by engaging to develop a strong vision through to the use of design codes, to establish design quality through the planning system. It can also include promotion of self-build plots, to help create more flexibility, creativity and financial benefits.



Uffmoor Wood forms the well-wooded southern boundary of the site and creates a strong visual and physical barrier

2. Introduction

This Vision Document has been prepared by Barton Willmore on behalf of St. Modwen Developments.

St. Modwen Developments is working to support proposals for a new sustainable mixed-use development on Land South of Manor Way, Dudley.

The purpose of this document is to support the promotion of Land South of Manor Way to accommodate a sustainable residential-led, mixed-use development. The key aims and objectives of the document are to:

- » present **a vision and design framework** to guide and shape the proposals;
- » review the site in the context of current Planning Policy;
- » present an initial understanding of the site and the local context; and
- » present the emerging concept masterplan, supported by an explanation of the key design principles that have informed it.

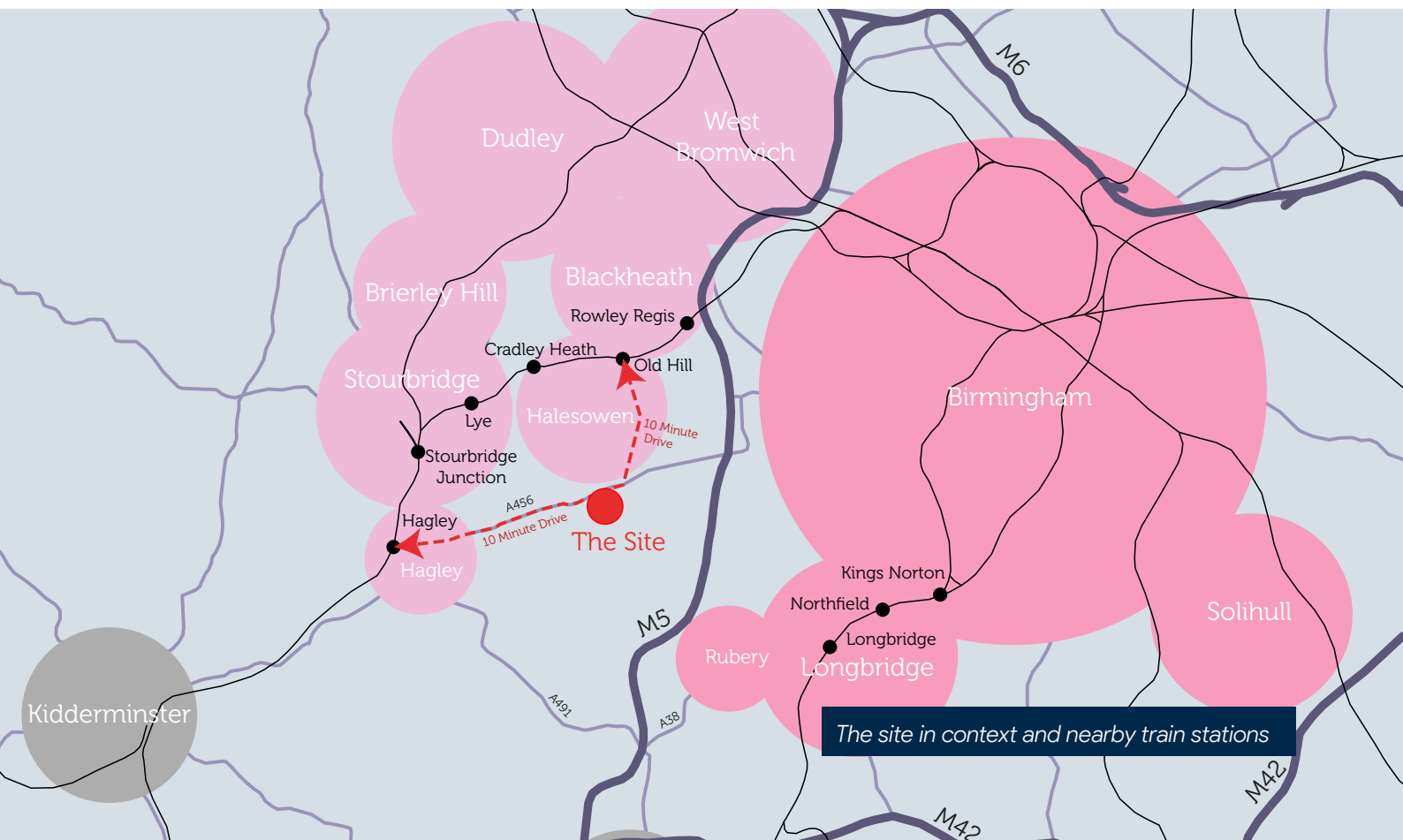
Site Location

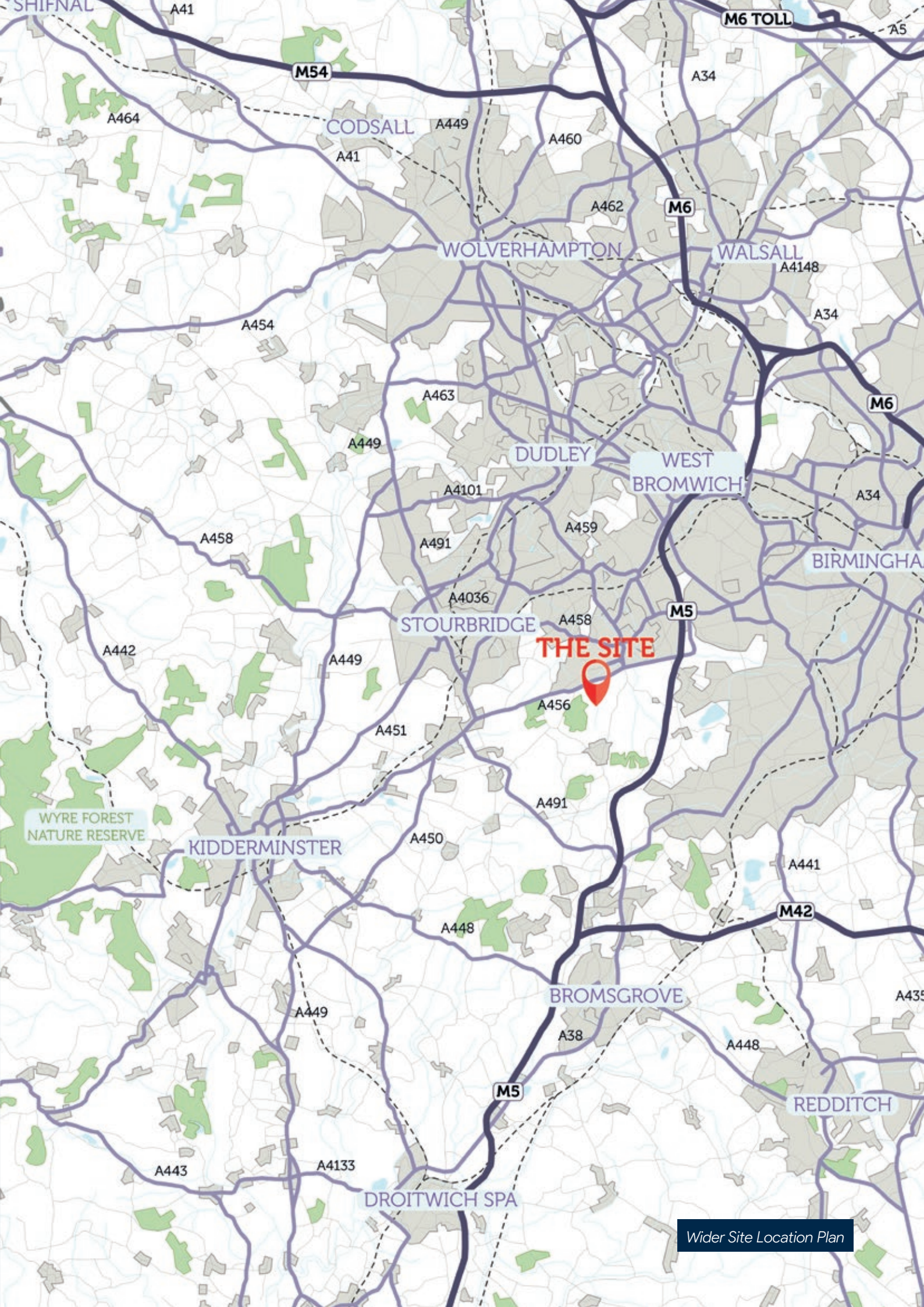
The site is located immediately south of Manor Way (A456) and to the south of the established town of Halesowen. The site bounds and also has excellent access to the countryside, such as the Clent Hills.

The site is approximately 9 miles west (14 km) of Birmingham city centre, 10 miles (16km) east of Kidderminster and 6 miles (10 km) south of Dudley town centre. The site is easily accessible with excellent links to the local road network via the A456, A458 and A4036 and to the wider strategic network via Junction 3 of the M5.

There is the potential to create and enhance sustainable transport links for pedestrians, cycles and public transport from the site to Halesowen and link into the wider area movement network.

There are a number of train stations in the vicinity, all within approximately a 10 minute drive of the site; including Stourbridge Junction, Hagley and Rowley Regis, which provide regular mainline services via Chiltern and West Midlands trains.





THE SITE

Wider Site Location Plan

The site

The site area measures 54.9 hectares (136 acres) and is located immediately south of Manor Way (A456).

The site is bounded by:

- » **A456 Manor Way** and existing housing to the north,
- » **Uffmoor Lane** to the west,
- » **Uffmoor Woodland** (publicly accessible ancient woodland) to the south, and
- » **Quarry Lane** and watercourses to the east and north-eastern corner.

The site itself comprises a mix of existing residential and agricultural buildings, fields, field boundary vegetation and watercourses including the River Stour and tributaries run through the centre of the site. The site is undulating with the river corridors forming a key feature of the site. The land falls from Manor Way southwards rising up again at the southern edge of the site, creating a bowl like landscape between Uffmoor Wood and the settlement edge.

The site also contains a number of Public Rights of Way (PRoW) which provide excellent links to the River Stour and wider countryside. These are covered in more detail within the Site Context section of this document.



Looking north across site towards Halesowen



HALESOWEN

Uffmoor Lane
A456/Manor Way
River Stour
Quarry Lane
River Stour
River Stour
River Stour
Uffmoor Wood

Site Location Plan
(showing River Stour and associated tributaries)

— Site Boundary

3. Planning Context

Local Planning Policy

The Development Plan in relation to this site comprises:

- » The Black Country Core Strategy (February 2011)
- » Dudley Borough Development Strategy (February 2017)

The Black Country Core Strategy sets out the strategic planning framework for Dudley, Sandwell, Walsall and Wolverhampton. It identifies an overall housing target of 63,000 net new homes over the period 2006-2026, largely focused around regeneration corridors. There are a number of important strategic policies which are of relevance to the site, for instance Policy ENV5 around flood risk and the relationship between development and the important River Stour and its tributaries corridor which run through the site.

The Dudley Borough Development Strategy builds upon the Core Strategy and guides development up to 2026. With reference to the 63,000 homes, it provides the detail on land supply specifically within Dudley, indicating where these new homes can be delivered. It also contains development management policies, including on the need for adequate access (Policy S17), good principles of urban design (Policy S6), landscape designation design (Policy S7), heritage (Policy S15), flood risk (Policy S4), the importance of the Borough's Green Network (Policy S19), including the River Stour and its tributaries (Policy S27).

These policies, and others referred to in this Vision Document have informed the preparation of the Vision Document and will continue to do so as it evolves in liaison with the Council and other key stakeholders.

Emerging Policy

The Black Country Plan is a review of the Black Country Core Strategy and seeks to address development needs up to 2036. It will be informed by recent national policy changes including the introduction of the standard method for calculating housing needs. The latest Issues and Options consultation in September 2017 identified a significant housing shortfall of approximately 22,000 dwellings that cannot be accommodated in the urban area of the Black Country. The Black Country Urban Capacity Review (May 2018) is a key evidence base document further supporting the fact that the Black Country's housing and employment needs cannot be met without the release of Green Belt land, with the housing need calculated to be 72,880 homes between 2016-2036 (or 3,644 dwellings per annum). This figure is also likely to be affected by the need to assist in meeting Birmingham's unmet housing needs.

The timetable for the Black Country Plan was revised in June 2019:

- » Consultation on Draft Plan: October-November 2020
- » Consultation on the Publication version Plan: July-September 2021
- » Submission of Plan: February 2022
- » Examination in Public: March 2022-November 2022
- » Adoption: March 2023

In light of the results of the Black Country Capacity Review, a joint Green Belt Review with South Staffordshire District Council has been commissioned and is likely to be published in 2019. This Vision Document will be updated in due course to respond to this.

Supplementary Planning Guidance

Open Space, Sport and Recreation SPD (June 2007)

This sets out the Council's approach to the provision of open space, sport and recreation in conjunction with new developments, particularly housing developments. This guidance has informed the quantum of open space on the indicative layout included within this Vision Document.

New Housing Development SPD (February 2013)

The New Housing Development SPD introduces a designed approach to new housing development expanding on national and local policy. It prioritises preserving local character and distinctiveness and seeks to reject poor design. Furthermore, it establishes a methodology for assessing context, local character and density.

This SPD is currently being revised with consultation due autumn 2019 and adoption spring 2020. The Vision Document will be updated to respond to this guidance.



Policy Guidance

Other Material Considerations

National Planning Policy Framework (NPPF) (2019)

The NPPF sets out the principles by which the draft Black Country Plan will be produced and examined against. There are a number of key paragraphs in relation to the promotion of this site through the local plan process, including:

- » The need to identify land for the authority's whole area, including any needs which cannot be met in neighbouring areas (paragraph 65).
- » The recognition that the supply of larger amounts of homes may be achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities – without expecting an unrealistic level of self-containment (paragraph 72).
- » The five purposes of the Green Belt (paragraph 134).
- » Green Belt land should not be altered except where exceptional circumstances are fully evidenced and justified (paragraph 135) – for instance through the identification of a lack of capacity within existing urban areas.
- » The plan maker's need to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development, including in discussions with neighbouring authorities (paragraph 137).
- » When reviewing Green Belt boundaries, the need to promote sustainable patterns of development and how the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land (paragraph 138).
- » The need to define Green Belt boundaries clearly (paragraph 139).

References to the relevant sections of the NPPF are included throughout this document and reference has also been had to further guidance provided within the Planning Practice Guidance.

4. Site Context

Access & Movement

The site is accessed and bounded by Manor Way (A456) to the north.

Manor Way (A456)

Manor Way is a dual carriageway running along the southern edge of Halesowen from M5 Junction 3 in the east. Both Uffmoor Lane and Quarry Lane are single track rural roads and accessed off Manor Way.

Pedestrians and Cycles

The site is located within walking and cycling distance of a range of local facilities at Halesowen town centre, however it is currently separated from the settlement of Halesowen by the A456 Manor Way.

At the eastern and western boundaries of the site, near to the junctions with Uffmoor Lane and Quarry Lane, there are currently uncontrolled pedestrian crossing points with a staggered gap within the central reservation. These will be improved as part of these proposals to ensure connectivity between the site and Halesowen.

An existing footway currently runs along the northern boundary of the site alongside Manor Way, which will be connected to and enhanced for pedestrians and cyclists.

There are Public Rights of Way (PRoW) running along the eastern boundary of the site, the north-east of the site and along the southern boundary.

Public Transport

The closest bus stops to the site are located:

- » 800m west of the site on B4183 Hagley Road, serving the 4H and 192 routes; and
- » 1.2km east of the site, also on A456 Manor Way, serving the 2, 9 and 147 routes.

There are three high frequency bus routes that travel within proximity of the site (4H / 002 / 9).

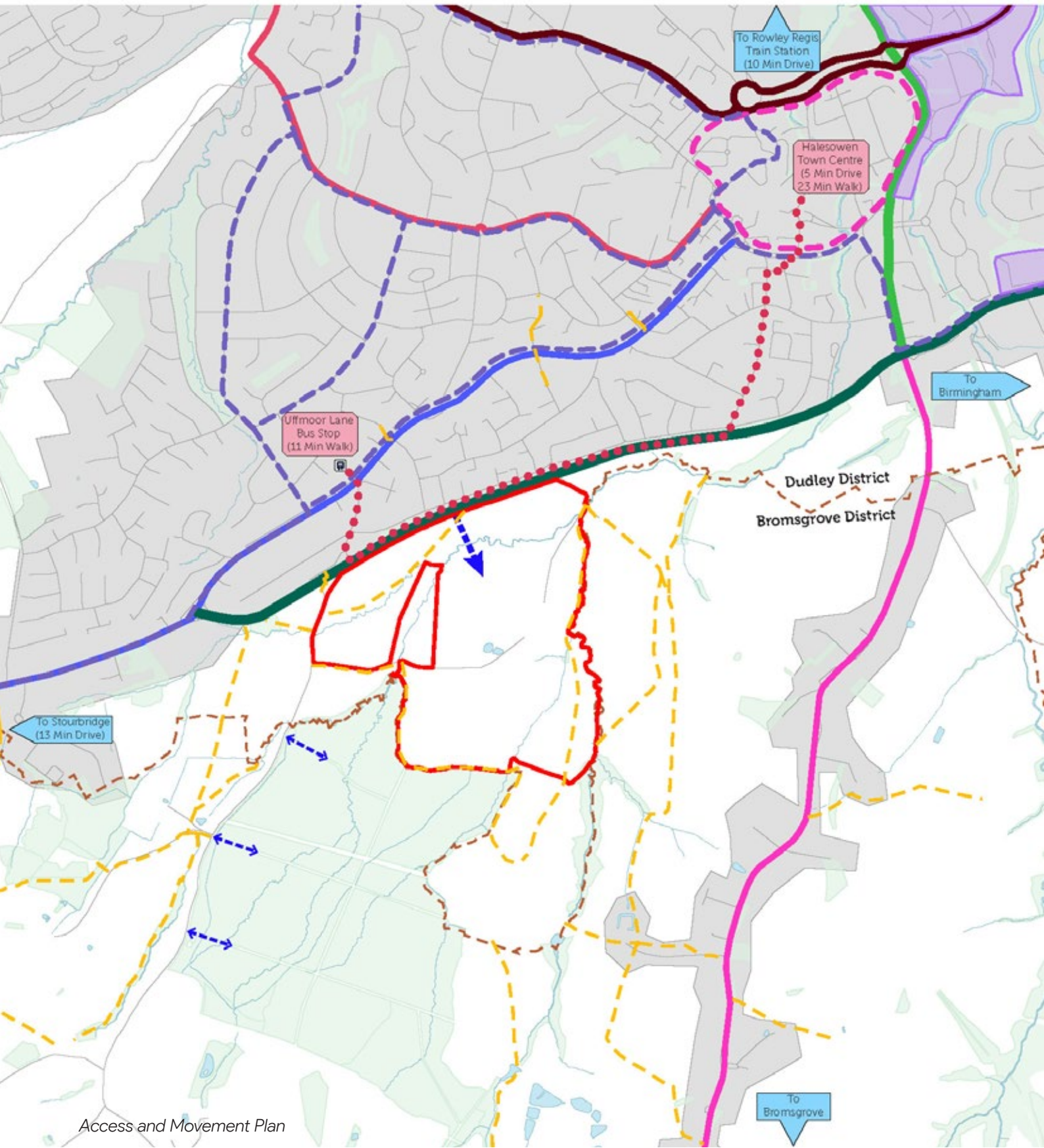
Summary of Existing Bus Services

Service	Route	Daytime Frequency
4H	Walsall – Hayley Green via West Bromwich	20 minutes
192	Kidderminster – Hagley - Halesowen	Hourly
002	Weoley Castle – Merry Hill via Halesowen	15 minutes
9	Birmingham – Stourbridge via Halesowen	10 minutes
147	Halesowen - Bromsgrove	2 hours

There are a number of train stations within 10 minutes drive of the site, providing regular main line services to Birmingham and across the West Midlands and Black Country via Chiltern and West Midlands trains. These regular services provide access to the commercial centres across the region meaning good access to businesses and jobs.



Manor Way (A456)



Access and Movement Plan

- | | | | |
|--------------------------|--------------------|----------------------|-------------------------------|
| Site Boundary | Employment Area | Public Rights of Way | Primary Access |
| Urban Areas | A456 / Manor Way | Bus Route (Route 10) | Public Access to Uffmoor Wood |
| Green Space and Woodland | Hagley Road | Huntingtree Road | District Boundaries |
| Lakes, Rivers and Ponds | A458 | Grange Hill Road | |
| Town Centre | A459 / Dudley Road | Movement Routes | |

Local Facilities & Services

The closest town centre for local amenities is Halesowen, located just 1 km north of the site.

Halesowen town centre has a wide range of facilities within a 20 – 25 minutes walk from the site.

Halesowen facilities include three schools, a doctor’s surgery, pharmacy, dentist, food retail convenience stores and a leisure centre in addition to retail.

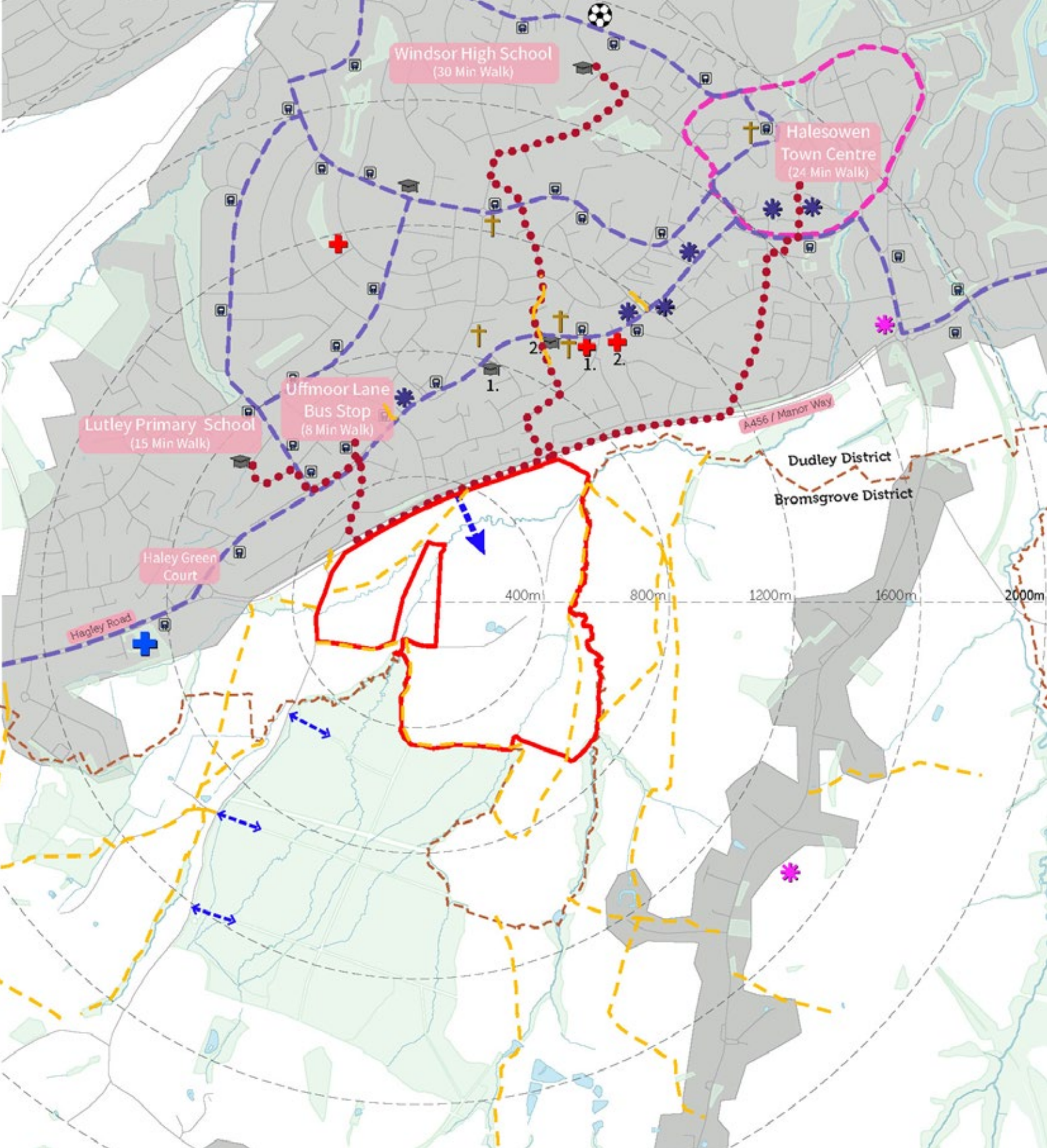
As the project progresses we will engage with the local education authority to understand the local educational need, identify any capacity shortfall and respond accordingly. This will then inform the provision of a potential school on the site.

Local amenities and walking distances

Type	Description	Walking Distance (from centre of site boundary on A456)	Walk / Cycle Time
Education	Lutley Primary School	1.3km	15 minutes / 4 minutes
	Windsor High School & Sixth Form	2.3km	27 minutes / 8 minutes
	The Earls High School	2.3km	27 minutes / 8 minutes
Healthcare	Doctor’s Surgery	1.0km	12 minutes / 3 minutes
	Pharmacy	1.0km	12 minutes / 3 minutes
	Dentist	1.5km	18 minutes / 5 minutes
Food Retail	Tesco Express	1.0km	12 minutes / 3 minutes
Non-Food Retail	Halesowen Local Centre	2.0km	24 minutes / 7 minutes
Leisure	Halesowen Leisure Centre	2.0km	24 minutes / 7 minutes



Windsor High School and Sixth Form



Local Facilities and Services

- | | | | | | | | |
|---|--------------------------|---|----------------------------|---|------------------------------|---|--|
|  | Site Boundary |  | Primary Access |  | District Boundaries |  | Bus Stops |
|  | Urban Areas |  | Walking Routes |  | Nursing Home |  | Churches |
|  | Green Space and Woodland |  | Public Rights of Way |  | Supermarket |  | Schools |
|  | Lakes, Rivers and Ponds |  | Bus Route (Route 10) |  | Cricket Club |  | 1. Halesowen Day Nursery (13 min Walk)
2. St Margaret's at Hasbury Church of England Primary School (14 Min Walk) |
|  | Town Centre |  | Public Access to Uffmoor W |  | Halesowen Town Football Club |  | Medical Centre / Pharmacy
1. Halesowen Medical Practice
2. St. Margaret's Well Surgery |

Landscape Context

This initial baseline landscape, visual and Green Belt appraisal text comprises a summary of the key landscape and visual issues relating to the promotion of residential-led development on Land South of Manor Way, Dudley .

The site is formed of eleven irregular agricultural and equestrian fields, equating to 54.9ha adjacent to the southern edge of Halesowen.

Designations

The site is not affected by any statutory landscape designations, however, the site is wholly covered by the Birmingham Green Belt. The site is within an area locally designated as Areas of High Historic Landscape Value under Dudley Borough Development Strategy Policy S13. There are no listed buildings, conservation areas or registered parks and gardens within the vicinity of the site. The scheduled monument at St Mary's Abbey lies over 1.5km to the north-east. The watercourses that traverse the site are designated as Sites of Local Importance for Nature Conservation (SLINCs).

Topography and Hydrology

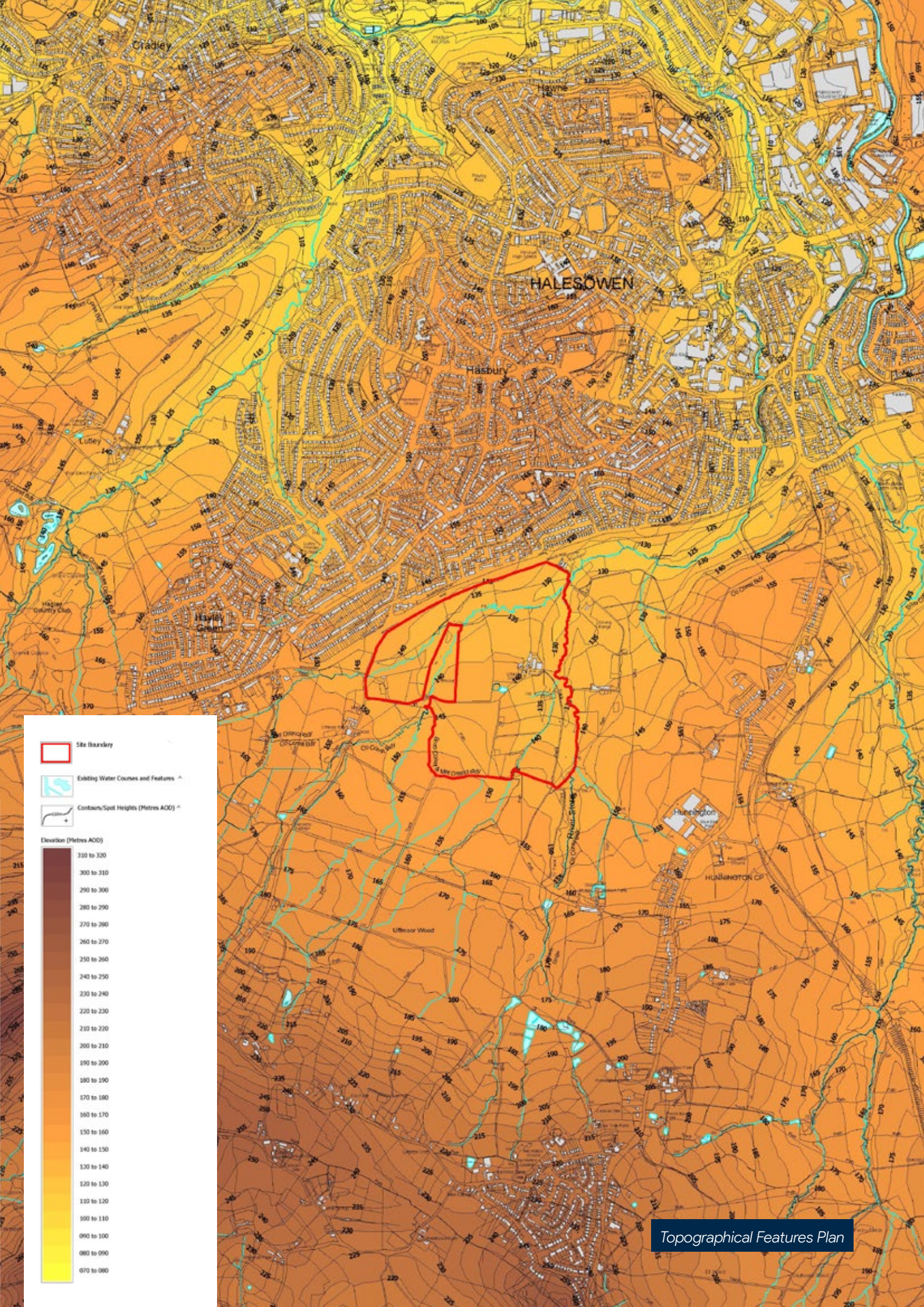
The site is located on land traversed by tributaries of the River Stour between the elevated ridgeline of the Clent Hills at 304m AOD and a spur between the River Stour and a tributary to the west on which is located the urban area of Halesowen. A ridge extends east from the Clent Hills before continuing north separating Halesowen from the inner suburbs of Birmingham. The south-western area of Halesowen is located on a local ridge at 170m AOD.

The landform of the site is undulating. Steeper slopes flank the watercourses that run through the site. Generally, the land rises from the northern boundary adjacent to Manor Way at an elevation of 145m AOD to meet Uffmoor Wood on the southern boundary at a similar level (152m AOD) with the land falling in a bowl inbetween.

The River Stour extends broadly north-south along the eastern boundary of the site. A series of smaller well-vegetated watercourses flow across the site into the River Stour.



View northwards from the site towards Manor Way and Halesowen

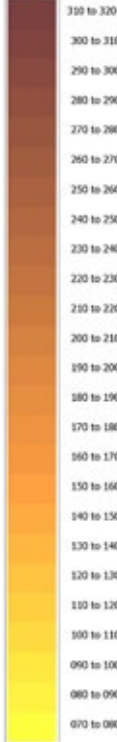


Site Boundary

Existing Water Courses and Features

Contours/Spot Heights (Metres AOD)

Elevation (Metres AOD)






















Access and Public Rights of Way

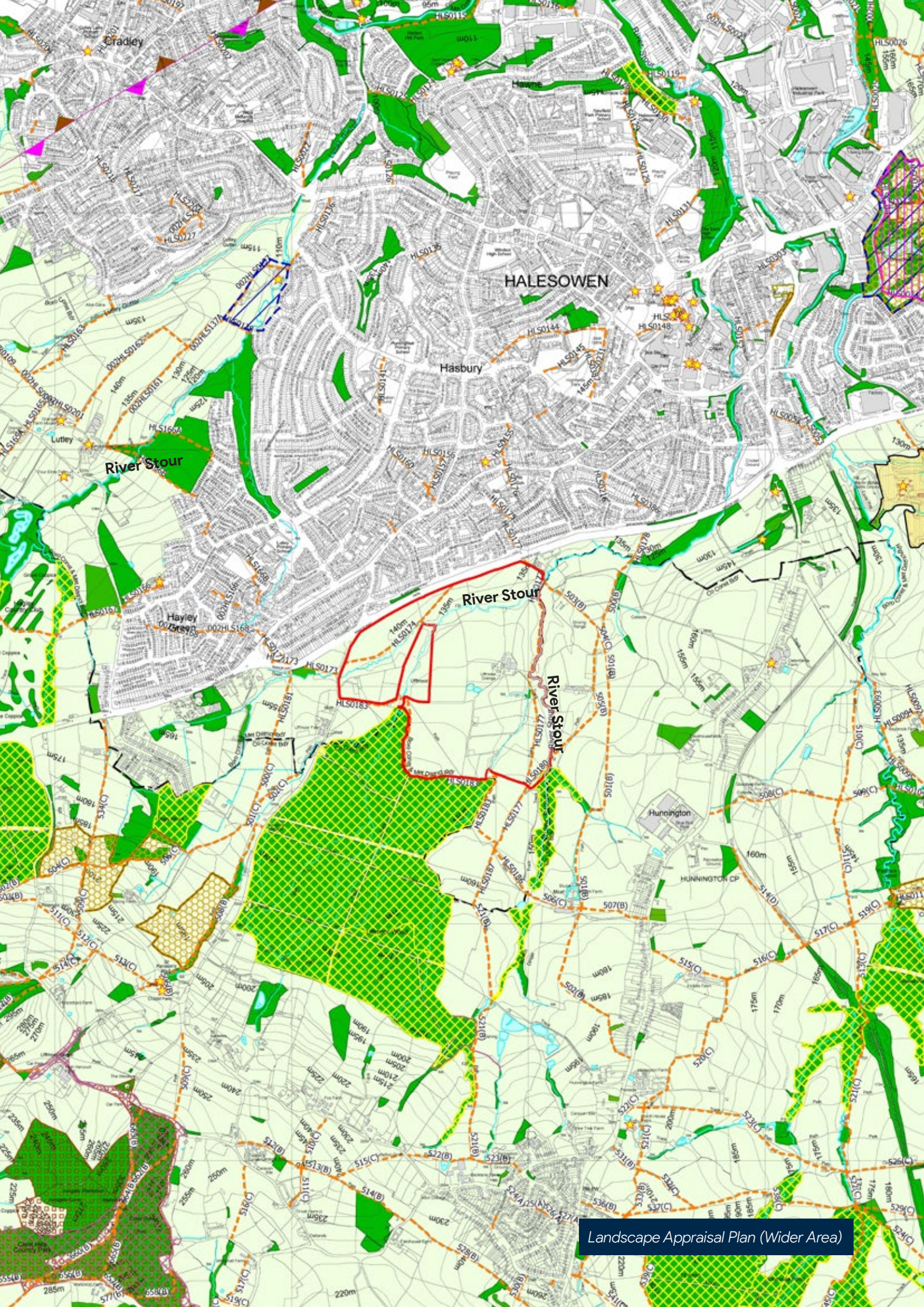
There is a network of Public Rights of Way (PRoW) on and surrounding the site - PRoW HLS0174, HLS0177, HLS0180 and HLS0183 traverse the site and connect the southern built edge of Halesowen to the wider landscape to the south.

Vegetation and Field Pattern

The wider landscape surrounding the site, to the south, east and west, comprises open agricultural fields delineated by hedgerows and trees interspersed by woodland blocks, many of which are listed as ancient. Uffmoor Wood is one such large ancient woodland block, which abuts the southern edge of the site and forms a clear existing boundary.

The urban area of Halesowen lies to the north of the site and where vegetation is present it is more formally arranged in the form of street trees and public parks.

-  Site Boundary
-  Ancient Woodland #
-  Existing Woodlands, Copses and Tree Belts ^
-  Existing Scrub ^
-  Existing Water Courses and Features ^
-  Contours/Spot Heights (Metres ADD) ^
-  Public Rights of Way *
-  Countryside Rights of Way Access Areas #
-  Listed Buildings ~
-  Conservation Area ##
-  Registered Parks and Gardens ~
-  Scheduled Monument ~
-  Green Belt ^^
-  Sites of Special Scientific Interest #
-  Local Nature Reserve #
-  Country Park #
- National Character Area (NCA) Profiles #**
 -  Area 97, Arden
 -  Area 67, Cannock Chase and Cark Wood
 -  Area 66, Mid Severn Sandstone Plateau



Landscape Appraisal Plan (Wider Area)

Landscape Character / Visual Sensitivities

At a national level the site lies within the National Character Area (NCA): 97 Arden. Key characteristics of NCA 97 relevant to the site include a wooded and farmland landscape with rolling landform, meandering clay river valleys, mature oaks and hedgerows and presence of major transport corridors. Key environmental opportunities at the national level assessment include managing and enhancing woodland, hedgerows and enhancing the aquatic features within the Arden landscape.

At district level, the Dudley Borough Landscape and Townscape Character Study (2000), now contained within the later Borough-Wide Urban Historic Landscape Characterisation (UHLC) produced in 2016, identifies the site as falling within LCA Illey and Lutley. The relevant key characteristics of the site include being generally open and rural but interspersed with woodland blocks, rising topography towards the south of the LCA with views north into the Borough and hedgerow degradation as a result of modern farming practices.

The site also falls within Landscape Heritage Area HLV 18 Uffmoor. Key characteristics of this LHA include fields being well contained by hawthorn hedgerows, larger field pattern comparative to elsewhere in the wider LCA, PRoW traversing the area following watercourses and copses and containing the head waters of the River Stour. The LHA contains evidence of ridge and furrow agricultural practices.

The Historic Landscape Characterisation of the Black Country (2009, updated 2010) shows the site as falling within Character Area DY03: Hayley Fields and Illey and is covered by Policy S13. The key characteristics of this area include the prevalence of agricultural land, farmsteads and small hamlets, the River Stour and its tributaries flowing across the landscape and the presence of transport infrastructure.

The district level character information does not contain any key landscape sensitivities or landscape management guidelines.

The topography and existing significant landscape results in a site that benefits from a low lying location and screening on many of its boundaries.

Green Belt

In regard to the contribution the site makes to the purposes of Green Belt, Uffmoor Wood and the River Stour corridor form strong, identifiable defensible boundaries, which would stop development extending further south and east thus restricting sprawl and prevent merging of settlements.

Development within the Site will inevitably occupy open land beyond the current settlement edge and therefore the Site plays a role in safeguarding the countryside from encroachment.

In terms of paragraph 138 of the NPPF, fields F8 and F11 represents a suitable area for compensatory provision.

A new defensible boundary could potentially be drawn along the watercourse and associated existing landscape that separates fields F10 and F11, which is an easily identifiable physical feature and would be supported by the enhancement of the boundary with substantial native planting.

Retaining fields F8 and F11 within the Green Belt whilst offering increased native tree, hedgerow and shrub planting along with additional footpath links would help to demonstrate; **“compensatory improvements to the environmental quality and accessibility of remaining Green Belt land”**.



- | | | | |
|---|---|---|--------------------------------------|
|  | Site Boundary |  | Contours/Spot Heights (Metres AOD) ^ |
|  | Existing buildings and curtilage associated with Tack Farm to be retained |  | Public Rights of Way * |
|  | Existing Water Courses and Features ^ |  | Tree Preservation Order ## |
|  | Ancient Woodland # |  | Field Reference Numbers |

5. Opportunities & Constraints

The findings from the initial site and context assessment have been evaluated to identify the emerging opportunities and constraints to shape and inform the development of the site.

The composite constraints plan in this section presents the analysis of these elements, the qualities of the site and its immediate setting that provides the context for future development proposals. The positive features and opportunities on and around the site should be retained, enhanced and incorporated into the development where possible, to strengthen local distinctiveness.

Key site opportunities are summarised in the table below and explored in more detail overleaf.

There are some constraints on the site, however these can all be addressed positively and mitigated through the design process. Based upon the preliminary assessment of the site and its constraints, nothing significant has been identified that would prevent the development and delivery of this site.

Key Opportunities

- » capacity to deliver significant housing to meet the local need within the Dudley administrative boundary
- » the development proposal can be achieved without any major improvements required to the transport network
- » access from and directly onto Manor Way (A456) and improve connectivity for pedestrian and cycles to Halesowen and the local area
- » to provide additional local facilities and services for new and existing residents, including a primary school
- » utilise existing features to create a new, defensible green boundary - existing mature woodland provides a strong established boundary containing the site
- » retain and enhance existing hedgerows and internal field boundaries where possible as part of the development layout
- » the network of watercourses utilised to inform development layout and structure of green infrastructure across the site
- » provide structural landscaping along boundaries to soften the transition of built forms where the site can be viewed from the Clent Hills
- » no over-riding heritage, ecology or other issues that would prohibit development
- » the site is a single ownership, and is being promoted and would be delivered by a master developer with a strong track record



- | | | | |
|---|--|---|-----------------------------|
|  | Site Boundary |  | Flood Zone 2 |
|  | Primary Access |  | Flood Zone 3 |
|  | Existing Buildings to be Retained |  | Existing Storm Sewers |
|  | PROW |  | Overhead BT |
|  | Existing Watercourses |  | Overhead Electricity (11Hv) |
|  | Ancient Woodland |  | Administrative Boundary |
|  | Area of Potential Topographical Constraint | | |

Access and Transport

There are opportunities as part of the new development to provide:

- » a direct access onto the A456, as part of the Transport for West Midlands Key Route Network;
- » an all-movements three-arm signalised junction within A456 Manor Way, incorporating a number of pedestrian crossing points along route
- » reduce traffic speed from 70mph to promote accessibility and remove severance between the site and Halesowen
- » enhanced walking and cycling facilities from the site to Halesowen
- » a diversion of the existing bus service or the creation of new services to accommodate existing demand
- » new local retail and/or education uses within the site, reducing the need to travel to access local facilities.

A constraint between the site and Halesowen is the A456 Manor Way dual carriageway and the current lack of safe crossing facilities between the site and local facilities within Halesowen. This will be addressed and improved as part of the proposed development.

The development proposals can be achieved without any major improvements required to the transport network.

Hydrology and Flood Risk

A network of watercourses exists across the site, including the River Stour, a number of streams and drainage ditches.

The River Stour rises in the north of Worcestershire in the Clent Hills and collects water from many small tributary streams from the Clent Hills as it descends. It generally follows a north-easterly course, before veering north into the West Midlands at Halesowen.

The River and associated tributaries run east/west and north/south across the site, and a tributaries running from the River defining the entire eastern boundary.

Published flooding data demonstrates that a small portion of the land along the northern half of the eastern edge of the site is within Flood Zone 2/3, associated with the watercourse which defines the eastern site boundary. It is shown to encroach a maximum of approximately 25m into the site.

A high risk of surface water flooding is recorded locally but generally coincides with the main watercourses and occasional natural topographical drainage features.

The proposal would avoid raising levels within the existing Flood Zones 2 and 3 and work with natural topography to provide sustainable surface water flood routing options.



Existing pedestrian crossing across Manor Way

Topography

The topography provides a site of interest and character. There is a general fall in site levels from the site towards the north with typical slope gradients in the region of 1:20 to 1:40. The strip of land between Manor Way and the northern watercourse falls to the south at typically steeper gradients of between 1:11 to 1:25, providing opportunities for varying design approaches and character between areas.

The watercourses within and directly adjacent to the site are situated in valley features with slope angles typically between 1:6 and 1:10 and as such produces associated corridors of topographical interest to development.

Geology

The British Geological Survey (BGS) published geology record Head Deposits (clay, silt, sand and gravel) shown across most of the site underlain by Halesowen Formation bedrock geology (sandstone and conglomerate). Areas of Alluvium (clay, silt, sand and gravel – typically low strength/density) are shown to be constrained to land directly adjacent to the watercourses in the north-east and east of the site and located away from areas which are proposed for development. A carefully targeted ground investigation will help to confirm whether there are any isolated slope stability issues associated with the Head Deposits, however, overall the published ground conditions demonstrate that the site is expected to be conducive to development.

Minerals

The north of the site is situated within the Coal Authority Coal Mining Reporting Area, however, the BGS recorded bedrock geology is Halesowen Formation (sandstone and conglomerate) with no recorded outcrops of coal within or in the vicinity of the site.

The recorded sandstone/conglomerate bedrock and the expected overlying Head Deposits (potentially sand and gravel) may lend themselves to local extraction for aggregates and the site potentially has enough land availability to accommodate on-site infrastructure/facilities and stockpile areas to allow open casting. However, the likely extent of the resource, proximity of residential properties and the need to provide standoffs, landscaping and noise attenuation bunds suggest that the viability for extraction is likely to be low.

Whilst this assessment does not constitute a formal Mineral Planning Viability Assessment this preliminary appraisal would suggest that the site is considered unfeasible, environmentally unacceptable and commercially unviable for mineral extraction.



View eastwards across the site to the River Stour

Landscape

The primary development principles for the development are linked to the need to sensitively respond to the site and its surroundings and to help mitigate against the key issues identified. The following opportunities and constraints of relevance to landscape and visual matters have therefore been identified:

- » Establish an area of open land, to contribute towards NPPF Paragraph 138 within the east of the site, where the blue/green corridor runs along the east of the site and forms an identifiable physical feature (this could be used to create public open space and/or sports provision). This could provide a new defensible Green Belt boundary supplemented by a substantial landscape framework;
- » Utilise the required 15m offset from Uffmoor Wood (ancient woodland) to provide high quality open space and enhance existing PRow routes;
- » Development should respond to the rising land in the south and carefully considered the proposed roofscape with Uffmoor Wood as a backdrop;
- » Where appropriate retain and enhance existing hedgerows and hedgerow trees to the site and internal field boundaries);
- » Respect the varying topography of the site and locate built form in a sensitive and sympathetic manner to integrate the scheme into the wider landscape. This will include utilising the road corridors through the site, as shown on the Development Framework Plan, to create green routes with large canopy trees, which will break up any perceived massing of the residential blocks particularly on the higher ground in the southern area of the Site;
- » Integrate existing hedgerows and trees to enhance the overall green infrastructure strategy across the Site; and
- » Native tree planting to be strategically used along the southern boundary adjacent to the 15m ancient woodland buffer to soften the transition of built form where the Site is viewed from the elevated Clent Hills.



Looking north towards Halesowen

Ecology

There is a Site of Special Scientific Interest (SSSI) to the south-west of the site, screened by Uffmoor Wood.

There are no statutory designated sites of nature conservation interest located within the site boundary. Whilst there are areas of Ancient Woodland in close proximity to the southern boundary, these lie beyond the site and would be buffered from emerging development proposals by a landscaped buffer of a suitable scale, design and layout. There are two non-statutory designated sites within the site, namely Stour Valley Site of Local Importance for Nature Conservation (SLINC) and Stream at Tack Farm SLINC. Both SLINC's concern the stream corridors within the application site. There is scope to retain these sites as part of the development proposals, to greatly enhance their biodiversity value and to improve their function as wildlife corridors. As such, it is considered that emerging development proposals would not be likely to lead to adverse effects to any designated sites.

The majority of the site comprises arable land and improved grassland fields, which support a limited diversity of floral species and are considered to be of little ecological interest. Features of relatively greater interest within the site include the stream corridors and hedgerows, although due to the current management and diversity of these habitats their value is primarily

associated with the opportunities that they provide for faunal species as opposed to their intrinsic biodiversity value. Subject to an appropriately designed scheme, as illustrated within these proposals, there is ample scope to retain and enhance features of biodiversity interest within the site, with new native and species-rich planting delivered which will more than mitigate for losses.

With regards to protected species, habitats within the site provide opportunities for Badgers, bats (roosting, foraging and commuting) and nesting birds in particular. However, opportunities are restricted in the main to the stream corridors, field boundaries and hedgerows, with the vast majority of the site providing sub-optimal opportunities, at best, for these groups. Whilst it is anticipated that specific survey and assessment would be required in due course to support a planning application, it is considered that the retention, enhancement and delivery of species-rich open space within the site, together with other mitigation measures as required, can ensure that opportunities for protected and notable species will be maintained and moreover enhanced compared to the existing situation. In particular, the delivery of green corridors in the form of watercourses will ensure that connectivity for faunal species passing across and through the site will be retained, ensuring resilience and connectivity between the site and the wider landscape.



Looking north-east across the site

Heritage and Archaeology

The site and its immediate surrounds include no designated heritage assets.

Assets, such as the Hunnington medieval moated site and St Mary's Abbey, both to the east of the site, and listed buildings in central Halesowen to the northeast, hold no inter-visibility with the site and no known historical associations. The site is well screened by Uffmoor Wood to the south, the wooded valley along the eastern boundary, and the extensive twentieth-century and later built form to the north of Manor Way.

Evidence from the wider landscape to the south of Halesowen indicates that there is evidence of human activity through all periods. It is likely that the site was farmed through many of these periods. There is, however, no recorded archaeological evidence within the site.

The topography of the site, one of small river valleys cutting through an undulating landscape with surrounding higher ground to the north, west and southwest, was eminently suitable for human settlement and exploitation. Interlocking spurs with generally flattened headlands, located along much of the stream valleys cutting through the site, would be prime locations for human settlement and activity. Two farmsteads close to/surrounded by the site, Tack Farm and Uffmoor Farm, occupy two such locations. It is possible that these farmsteads hold archaeological potential from the prehistoric and medieval periods.

There are no built heritage assets surviving within the site. The exception is the part remnant of a possible later nineteenth-century bridge serving a farm track to the southeast of Tack Farm. This has been extensively rebuilt with only the north-eastern parapet surviving.

As noted, the site is close to Tack Farm and to Uffmoor Farm. Both of these farmsteads include a number of nineteenth-century ranges of ancillary, brick-built agricultural buildings. As such, elements of the site would include parts of these non-designated assets' setting and would need to be giving due consideration in the planning process (paragraph 197 of the NPPF).

Other non-designated built heritage assets that may require some consideration in the planning process include Ivy Cottage, to the south of Uffmoor Farm (a highly altered Victorian residence), and the church to St Mary of Antioch (a late Victorian brick-built church without tower or spire), crowning the hill to the north of Manor Way.

Social Infrastructure

The site has the opportunity to provide a new mixed-use local centre with local facilities, a primary school and sports pitches. This new local centre will form a community focus within the centre of the development and provide new facilities for the existing adjacent community.

In parallel, enhanced connections from the site to Halesowen will increase accessibility to the extensive community facilities and services available there.

In addition, improved access to public transport will further enhance the accessibility of facilities throughout the region.

Utilities and Services

The site is on the development edge of Halesowen within close proximity to connect into existing utilities and services to meet the requirements of the new development.

There are some existing services crossing the site, these include telecommunications and low voltage electricity lines. At the detailed design stage it may be possible to accommodate these within the detailed proposals or they may be rerouted in order to create a better place.



View looking west towards existing farm buildings

6. The Proposals

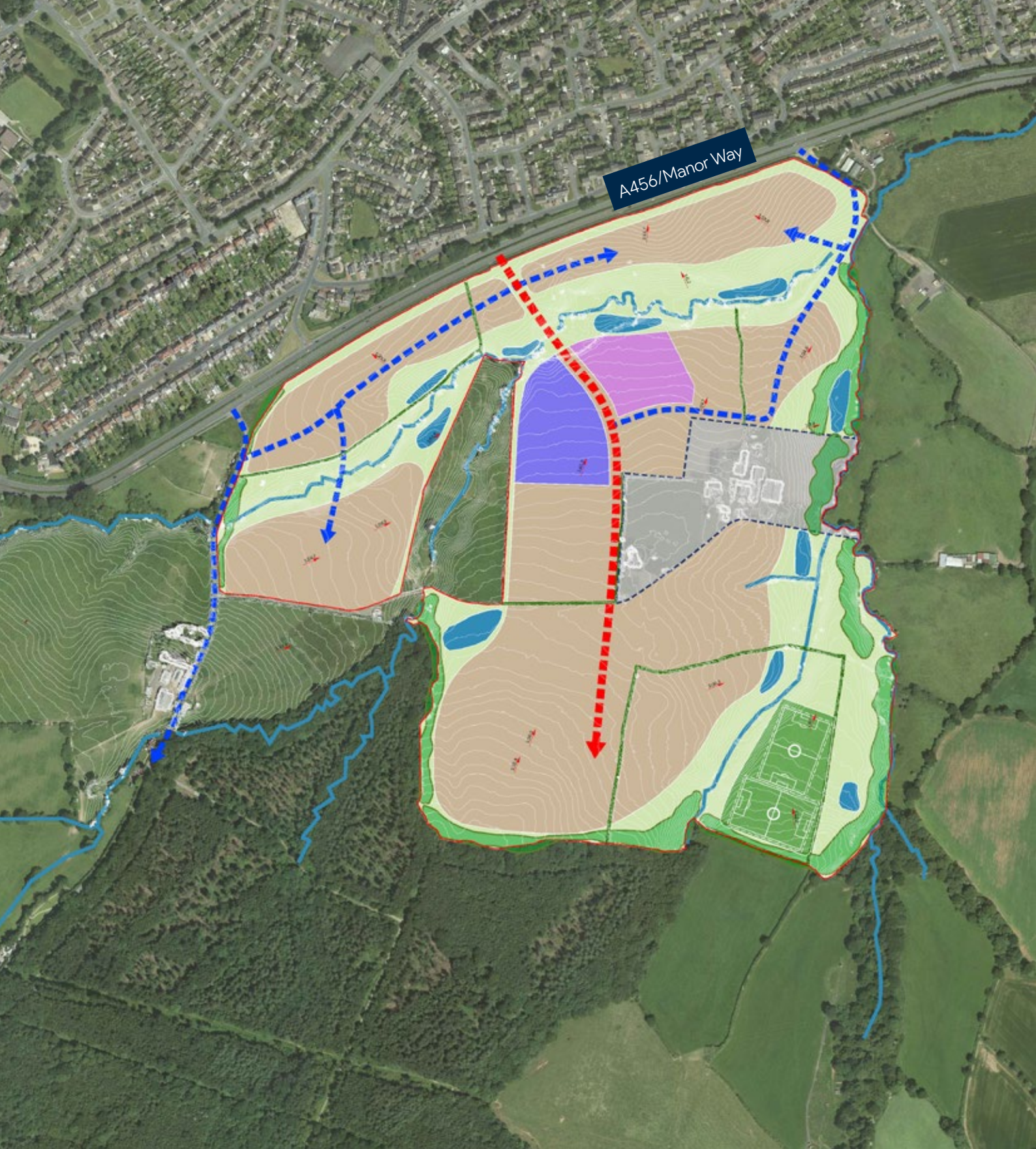
Guiding Design Principles

The development framework and concept plan for the site have been informed by the vision, site analysis and identified constraints and opportunities. Key development principles which underpin the development of the site are as follows:

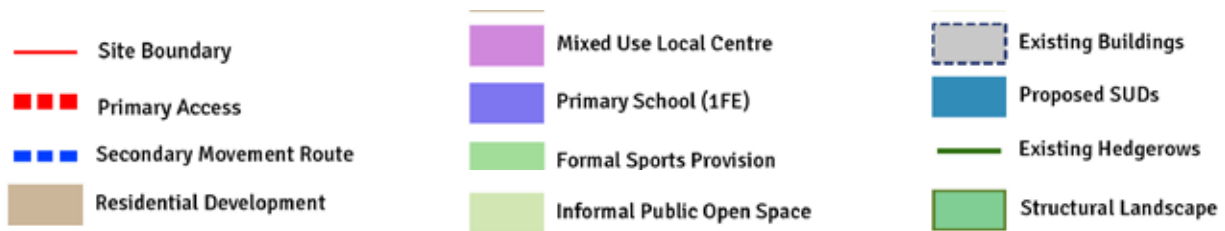
- » a sustainable, mixed-use development that is well connected to facilities and services
- » development that provides a range of housing types and tenures in a high-quality environment
- » highway improvements on Manor Way including pedestrian and cycling crossings to enhance greater connectivity and accessibility to Halesowen
- » integrated streets and movement network that promotes sustainable movement choices
- » positive built frontages to streets and open spaces to promote an attractive, safe and accessible neighbourhood
- » strong green infrastructure and open space as a key theme running through the development
- » pedestrian access to accessible green space through the development to the wider countryside
- » a sensitive response to the countryside edge and Ancient Woodland setting
- » character areas that are responsive to the local context and aid identity, legibility and way-finding

	Ha	Ac	35 DPH	40 DPH
Site Boundary	54.8	135.6		
Residential Development	26.8	66.5	941	1076
Mixed Use Local Centre	1.2	3.0	42	48
Primary School (1FE)	1.6	4.0		
Existing Buildings	2.8	7.0		
Formal Sports Provision	1.9	4.9		
Informal Public Open Space/Landscape Buffers	19.2	47.0		
SUDs	1.3	3.2		
Total	54.8	135.6	983	1124

Note: Figures are indicative only and subject to further detailed design



Development Framework Land Use Plan



7. Concept Plan

In response to the vision and design principles, the proposal provides for:

- » 26.8 ha of residential development land with a mixed-use local centre achieving approximately 980-1130 dwellings overall at an average density of 35-40 dwellings per hectare (dph)
- » a new highly accessible mixed-use centre located in a walkable location for existing nearby and new residents
- » vehicular access via a new primary access point from Manor Way in addition to utilising secondary access points from an existing track in the east and Uffmore Lane in the west, providing access to a well-connected local movement network
- » integrated streets, spaces and movement corridors within the site to link key land-uses and destinations throughout the development to promote walkability and accessibility
- » a highly permeable development with a succession of spaces which will punctuate a clear street hierarchy to enhance legibility, orientation and way-finding
- » a layout that utilises the existing landscape, blue corridors and topography and promotes strong green infrastructure through the site and integrates the development into the wider landscape
- » a series of pedestrian routes, linking public open space and existing footpath networks to the wider countryside and existing nearby settlement
- » enhancement of existing green capital wherever possible, to shape a connected and multi-functional green infrastructure network – including recreation, ecological habitats and attenuation
- » potential for a health care facility and provision of a primary school subject to local capacity and need (which will be established throughout project development)
- » a hierarchy of open space for ecology, recreation and movement, enhancing the existing landscape setting





Concept Plan



8. Development Benefits

The proposals will provide a variety of social, economic and environmental benefits, benefiting both the existing and new community in the area.



A mixed-use development with access to a range of local facilities and services - strengthening links to existing and new facilities and services for the benefit of the wider community, including new services on site and links (pedestrian and cycle) to existing off-site services



Variety of new housing for local residents - we can deliver affordable housing in line with the Development Plan and provide an extra care facility - opportunities for extra-care and other types of specialist housing will be carefully considered in liaison with the Council as the masterplan evolves subject to need



High quality living environment and new homes - high quality development that can deliver approximately 1130 new dwellings, a new school, local centre and accessible quality green space



Best Practice - attractive development that is based upon best practice design principles to create a safe, active place that has its own identity



Potential sustainable future growth - there is the potential and capacity for future growth adjacent to the proposal site, which could deliver a further 300-350 new homes (resulting in a development of approximately 1,500 new homes overall), utilising landform and existing woodland to screen development and keep development within a defensible Green Belt boundary



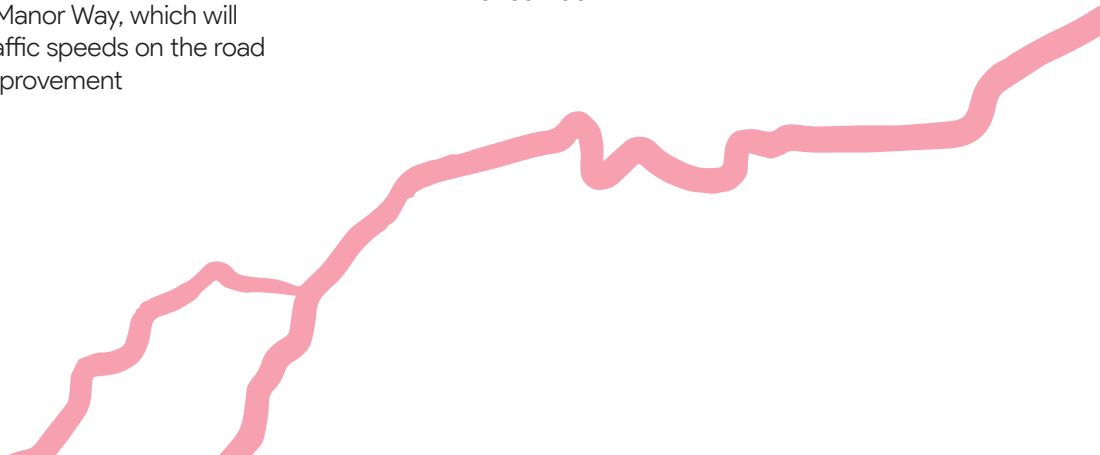
Public open space and landscaping - enhancing links to the existing green network, public rights of way, Uffmoor Woodland and access to the wider countryside. This well established significant landscape to the south provides a strong defensible boundary and a tall landscape element to screen views of the new homes



Accessibility and sustainability - development layout that is designed to be well connected, accessible and walkable to key facilities and services – supported by safe, attractive routes that are overlooked and crossing points over Manor Way, which will assist in managing traffic speeds on the road creating an overall improvement



Responsive design to local context - development that considers and responds to existing site features and assets, utilising landscape setting, topography and river corridor





9. Experience and Deliverability

Land Experience and Expertise

St. Modwen Developments is a different kind of property partner taking a different view. Thirty years' experience as an expert developer and regeneration specialist, dealing with complex and challenging sites, has taught us to look at things differently, challenge the norm and create new and sustainable solutions to benefit all those involved.

Today, we continue to unlock and deliver quality outcomes across a wide range of activities - from regeneration to the long-term planning and development of commercial and residential assets, as well as active asset management.

Our experience and expertise enable us to cover all aspects of the development process on projects of scale. We have the advantage of our own successful and award-winning housebuilding business, St. Modwen Homes, which has excellent design and value at its heart. St. Modwen Homes sets the benchmark for good design standards for other regional and national house-builders to follow. Creating a quality environment from the outset results in a high quality development that all stakeholders can positively engage with.

St. Modwen has numerous partnering agreements with land owners, both in the private and public-sector, across the UK. These partnerships have enabled us to create new communities and develop thousands of acres of land into residential, employment, retail, leisure and education uses alongside green infrastructure and community facilities.

St. Modwen has a proven track record of changing places and creating better futures. We will, once again look to create a high quality place through the development proposals, as set out in this vision.

St Modwen are committed to early delivery of housing on this site, and would be prepared to submit a hybrid planning application alongside the promotion of the site through the plan making process, if this was deemed appropriate by the Local Authority.

This will include detailed proposals for key infrastructure and the first phase of housing on the site, which will demonstrate deliverability within the first five years of the new Plan. The proposed development has been informed by viability work from its initial stages and St Modwen will continue to work with the Council throughout the Plan-making process to demonstrate that the policy-compliant scheme can come forward unimpeded.



St. Modwen Homes development at Cofton Hackett



St. Modwen Homes development at Cofton Hackett

Delivering Great Places

Barton Willmore and St. Modwen Developments are highly skilled and experienced in delivering high quality places. A tailored approach to the development and design process ensures an appropriate response to the specific site.

Design Codes

It may be appropriate to create a Design Code for the development, to give the Local Authority, stakeholders and the local community certainty in the delivery of a high quality development. Design Codes can be used, in collaboration, to agree design approaches, materials, boundary treatments and character areas of development to ensure a contextually responsive vibrant new development.

Self Build and Modern Methods of Construction

Whilst these development proposals are at the early stages of the design process, it may be appropriate to consider other approaches to development on the site. These may include some use of Modern Methods of Construction and Self Build. It may be possible to dedicate some carefully selected parcels of development to facilitate these alternative development types.

Engagement and Delivery

Overall St Modwen are keen to engage with the local authority and key stakeholders to ensure the delivery of a high quality development on Land at South of Manor Way.



St. Modwen Homes development at Cofton Hackett



