

001_NC_DudleyMBC_P17_2182_080917

8th September 2017

Dudley Council
Council House
Priory Road
Dudley
DY1 1HL

Sent via email to: blackcountrycorestrategy@dudley.gov.uk

Dear Sir/Madam

Call for Sites Consultation – Land at Yew Tree Lane, Wolverhampton

██████████ is instructed on behalf of ██████████ ██████████ ██████████ to make submissions in relation to the current Black Country Core Strategy 'Call for Sites' exercise. ██████████ own a parcel of land referred to as Yew Tree Lane, Wolverhampton, within the District of South Staffordshire, but with a southern boundary contiguous with the Black Country administrative boundary (Wolverhampton City). This letter provides information about the site in terms of its context, suitability and deliverability.

I attach with this letter a red line plan outlining the site location as well as a completed 'Call for Sites' form.

Background

The four Black Country Authorities (Dudley, Sandwell, Walsall and Wolverhampton) are inviting land owners, developers and other bodies to put forward sites to be considered for development as part of the Black Country Core Strategy Review.

██████████ submit that Land at Yew Tree Lane, Wolverhampton, constitutes a sustainable and deliverable site, which will serve to contribute towards meeting housing needs arising within the Black Country.

It is submitted that the site has the capacity to deliver approximately 50 dwellings, subject to its release from the Green Belt.

Site Description

The site comprises one parcel of land at Yew Tree Lane, totalling approximately 1.4 hectares. The land is currently in agricultural use and can be currently accessed from the junction of Wrottesley Road West and Yew Tree Lane.

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The parcel of land has existing tree/hedgerow boundaries, particularly along its southern, western and eastern boundaries. The site is identified as Grade 3 quality (good to moderate) agricultural land on the Provisional ALC map, however these maps aren't suitable for establishing the quality of individual sites. Further survey work can be undertaken as necessary in due course.

The site is located within the West Midlands Green Belt. As such, development of the site would be subject to its release from the Green Belt. The site is located in Flood Zone 1, the area at least risk from flooding. The site is also flat and not constrained topographically.

Planning Policy Context

The four Black Country authorities (Dudley MBC, Sandwell MBC, Walsall Council and City of Wolverhampton Council) collectively produced the existing Black Country Core Strategy, covering the period 2006 to 2026. The existing Core Strategy was adopted in 2011 and includes strategic policies for the Black Country area, whilst various Site Allocation Documents and Area Action Plans have been produced by the individual authorities.

The Black Country Authorities are in the process of undertaking a formal review of the Core Strategy, in light of the identified unmet housing need from within the Greater Birmingham Housing Market Area, of which it forms part. The Strategy is being reviewed to cover the period up to 2036 and is anticipated to be adopted in Autumn 2021. The Review is currently at Issues and Options Stage, which runs to 8th September 2017.

Despite its functional relationship with the Black Country conurbation, Land at Yew Tree Lane falls within the administrative boundary of South Staffordshire District. The adopted Local Plan for South Staffordshire comprises the Core Strategy (2010-2026) adopted December 2012. The Council are also progressing a Site Allocations Document, which is due to be submitted to the Secretary of State for examination in 'late summer' 2017. Land at Yew Tree Lane was considered as part of the Site Allocations Document and is included within the 'Discounted Sites' paper and was discounted as it is '*disassociated from Perton village development boundary*'. However, it is submitted that the site is appropriate for development in terms of its ability to meet housing needs arising within the Black Country Authorities, rather than within South Staffordshire, as set out below.

The Site will be promoted through both the Black Country Core Strategy Review and the forthcoming South Staffordshire Local Plan Review.

Sustainability

The site is sustainably located immediately adjacent to the major built up area of Wolverhampton. In terms of services, Tettenhall Wood Primary School and The King's CoE School are located approximately 0.7km and 0.6km from the south of the site respectively. Perton Middle School and Woodthorne Primary School are both located about 0.5km to the south of the site.

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The centre of Tettenhall is on High Street and Limes Road approximately 1.5km to the east of the site, which has a pharmacy, post office, operaite food store, a post-office, Co-operative food store, bank, public house, several takeaways and various other A1 and A2 uses. A number of shops also exist approximately 1km to the south west of the site in Perton local centre. This includes a Sainsbury's supermarket, medical centre, petrol station, pharmacy, library, post office and public house.

The site is therefore well sustainably located in terms of access to local facilities and services.

In terms of public transport, the number 891 is a regular bus service which runs along Wergs Road, approximately 0.3km to the north of the site connecting Tettenhall, Wolverhampton and Telford. To the south on Gainsborough Drive and Yew Tree Lane the number 10 bus service provides a regular connection to Perton, Wolverhampton and Telford. Both these bus services provide direct connections to Wolverhampton City Centre where Wolverhampton Railway Station is located, which provides direct services to Birmingham, London and Manchester.

The site therefore benefits from opportunities to utilise transport modes other than the private car.

Development Constraints

The site is located in Flood Zone 1, the area at least risk from flooding.

There are no listed buildings or conservation areas in the immediate vicinity.

There are no ecological designations within the immediate vicinity of the site.

The site has not yet been subjected to technical assessments, which would further inform the extent of any development constraints.

It is understood that the tree/hedgerow belts running along the southern and eastern boundaries of the site may be covered by a Tree Preservation Order.

None of the constraints identified to-date would preclude the development of the site.

Demonstrating Deliverability

Footnote 11 to Paragraph 47 of the NPPF states that in order to be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. The paragraphs below demonstrate how the site is suitable, available and achievable to accommodate residential development.

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Availability:

The owners have demonstrated, through the submission of this site through the Call for Sites consultation, that they are supportive of the development of the site to deliver much needed new homes.

As such, this call for sites submission confirms that there is nothing to prevent this site from being delivered immediately upon its removal from the Green Belt and the receipt of the necessary consents. The site can therefore be considered to be available.

Suitability:

Despite its location in South Staffordshire District, the site is geographically located immediately adjacent to the Wolverhampton conurbation. The site benefits from a highly sustainable location and is therefore well placed to meet the current and future development needs of the Black Country area.

As identified above, the site is well served by public transport and a number of local services and facilities are within a short walking distance or short public transport journey from the site. The site would therefore be well placed to ensure that future residents would have excellent sustainable access to a diverse range of services and facilities, representing an opportunity to deliver a cohesive, sustainable community that acts as a natural urban extension to Wolverhampton and the wider Black Country.

The site is located within an area bordered by residential land use to the north and east on Yew Tree Lane some sporadic residential development to the south west. It is bound by Yew Tree Land to the east and Wrottesley Road West to the south. Whilst the site is located in the Green Belt, its development would not result in encroachment towards Perton beyond the established edge of the Wolverhampton conurbation (as defined existing residential development to the west of Yew Tree Lane to the north of the site). Given the above it is respectfully suggested that the site be considered to be suitable for development.

Achievability:

The site is located within Flood Zone 1, the area at lowest risk from flooding. A Grade II Listed Building is located approximately 250m to the north of the site. There are no historic or ecological constraints on the site or in the immediate vicinity.

It is understood that the tree/hedgerow belts along the eastern and southern boundaries of site may be subject to a tree preservation order. However, it is considered that if these are subject to a TPO that this would not preclude development coming forward on this site. There are no other known environmental or historical designations which affect the site.

In terms of access, new accesses would be required from Yew Tree Lane/Wrottesley Road West, subject to detailed highways assessments.

The site is therefore not subject to any major physical constraints which would prevent development from being achieved.

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Green Belt

As noted above, the site is located within the Green Belt. It is understood that a Green Belt Review is being progressed at the Greater Birmingham Housing Market Area level in conjunction with the Black Country Core Strategy Review.

A brief assessment of the site against the five purposes of the Green Belt as set out within NPPF is included below.

Checking the Unrestricted Sprawl of Large Built-Up Areas

Whilst it can be argued that the development of the site would result in the sprawl of the built area of Wolverhampton, the same can be said for any site released from the Green Belt for residential development. Furthermore, the field boundaries and residential development to the west and north serve to restrict sprawl beyond the site should it be released for development. It remains that there is an overwhelming housing need within the GBHMA which can only be met through Green Belt release adjacent to the existing conurbation.

Preventing Neighbouring Towns Merging into One Another

The existing edge of the Wolverhampton conurbation runs close to the settlement of Perton. At this location the separation distance is approximately 0.75km. At its narrowest the separation distance between the two settlements is significantly less. Should the site be developed, a separation distance of some 0.6km would be retained to the settlement of Perton. As such, the development of the site would not diminish the existing separation distance between the Black Country conurbation and Perton. A Green Belt buffer beyond the site would remain to the west to prevent merging of Perton with the urban area.

Assisting in Safeguarding the Countryside from Encroachment

Similarly, whilst it can be argued that the development of the site would result in encroachment into the countryside, the same can be said for all sites located within the Green Belt. It remains that the surrounding land uses are predominantly residential and therefore the release of the site would not result in significant encroachment into the countryside.

Preserving the Setting and Special Character of Historic Towns

The site is not located in a conservation area and there are no Listed Structures near the site. Whilst Wolverhampton is undeniably an historic City, this history is predominantly based within the City centre, rather than the edge of the conurbation. As such, the release of this site from the Green Belt will not impact upon the setting and special character of historic towns.

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Assisting in Urban Regeneration by Encouraging the Recycling of Derelict and Other Urban Land

It is recognised through the Core Strategy Review that there is a deficiency of suitable brownfield sites to accommodate the prevailing housing need. As such, the release of this site from the Green Belt would not prejudice the recycling and redevelopment of urban land.

Conclusion

To conclude, Land at Yew Tree Lane is a greenfield site located in a highly sustainable location adjacent to the existing settlement of Wolverhampton. Whilst the site is located within South Staffordshire District, it has the potential to contribute towards meeting the prevailing housing need arising from within the Black Country and the wider Greater Birmingham Housing Market Area. It has been demonstrated that the site is available, suitable and deliverable, subject to its release from the Green Belt.

If you have any queries regarding the site or attached information, please do not hesitate to contact me. Additionally, if any further information is necessary or could be submitted to provide more detail of the proposals for this site or to assist in its assessment then again please do not hesitate to contact me.

Yours sincerely

[Redacted signature]

[Redacted name]

Director

[Redacted contact information]

Enc.