

002_NC_DudleyMBC_P17_2136_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 north of Brookside Farm, Codsall Road, Wolverhampton

Pegasus Group is instructed on behalf of the land owners, [REDACTED], to make submissions in relation to the current Black Country Core Strategy 'Call for Sites' exercise. The submission is made in relation to a parcel of land referred to as Land north of Brookside Farm Codsall Road, 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.

Land north of Brookside Road, Codsall Road 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 400 dwellings, subject to its release from the Green Belt.

Site Description

The site comprises a large parcel of land to the north of Brookside Farm, west of Codsall Road, Wolverhampton, totalling approximately 18.24 hectares. The land is currently in agricultural use and is currently accessed from Codsall Road to the east.

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The parcel of land is predominantly open in nature associated with the agricultural use of the land with an existing wooded area in the western side of the site. The site is identified as Grade 2 quality 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.

There are no heritage assets on or in the immediate vicinity of the site. The nearest is a Grade II listed sewer ventilation pipe to the south opposite Palmers Farm.

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 majority of the site is located in Flood Zone 1, the area at least risk from flooding. However, the northern boundary is defined by the River Penk and as such parts of the northern boundary and an area in the north western part of the site is designated Flood Zone 3. 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 north of Brookside Farm, Codsall Road 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.

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, Palmer's Cross Primary School is located approximately 300m to the east of the site, whilst Aldersley High School is located approximately 700m to the north east. A local shopping parade exists on Pendeford Avenue, approximately 800m south-east of the site, which includes a Co-op, Post Office, butchers, takeaways, hardware store, card/gifts shop, hairdressers and dental practice.

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A number of other shopping opportunities existing in nearby Codsall and the City of Wolverhampton.

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

In terms of public transport, the number 5/5A bus service runs along Codsall Road (with stops immediately opposite the site) connecting Wolverhampton with Codsall Town Centre. These services begin at approximately 6:00 and end at 23:30 in both directions, running at 20-30 minute intervals throughout the day. Regarding rail services, the site is located approximately 1.5km away from Bilbrook Station, with services running between Birmingham, Shrewsbury and Wolverhampton at approximately hourly intervals.

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

Development Constraints

The site is primarily located in Flood Zone 1, but the northern boundary and the north west corner of the site is covered by Flood Zone 3. However this would inform the development layout but is not a constraint to delivery of built development across the wider site.

No heritage assets are located on or in the immediate vicinity to the site.

Further technical information can be undertaken if required to help inform the plan-making process.

It is understood that the small area of woodland in the western part of the site is covered by a tree preservation order, however this does not preclude development coming forward on the site.

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.

Availability:

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

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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 surrounded by residential land use to the east and south-east. Whilst the site is located in the Green Belt, development could come forward on the site in a way that would have limited impact upon the purpose of the Green Belt in this location.

Achievability:

The site primarily located within Flood Zone 1, the area at lowest risk from flooding. There is a small area of Flood Zone 3 however this would not prevent development coming forward on this site.

It is understood that the small area of woodland in the far west of the site is covered by a tree preservation order, however this is not considered to be a constraint to development coming forward. The site is not located within a conservation area. There are no other known environmental or historical designations which affect the site.

In terms of access, new accesses would be required from Codsall Road, subject to detailed highways assessments.

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

Conclusion

To conclude, Land north of Brookside Farm, Codsall Road 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.

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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]
Director

[Redacted]

Enc.