

P1086

The following questions ask about the location of the site. You are required to map the location of the site using a link on the consultation website once you have completed this questionnaire.

Site Name: The Triangle, Lodge Lane / Swindon Road, Kingswinford

Site Address: Lodge Lane / Swindon Road / Kidderminster Road, Kingswinford, Dudley

Site Postcode:

Site Area in Hectares: 26 hectares

Site Area in Hectares of land suitable for development, if different to above

Please provide a brief summary of the current use(s) of this site or last known lawful use(s)

The site is currently in agricultural use.

What use or mix of uses do you propose for this site? Please tick all that apply.

- Private Market Housing
- Affordable Housing
- Industry or Storage (Use Classes B1b/c, B2 or B8)
- Offices (Use Class B1a)
- Gypsy and Traveller/ Travelling Showpeople Site
- Waste Management
- Mineral Extraction
- Retail
- Open Space or Sports Pitches
- Community Facilities (including health or education)
- Sports / Leisure

- Any other use or a more specific proposed use for the site e.g. type of employment or type of open space please specify

If housing or employment is proposed, please specify how many homes or how many hectares of employment land you think could be accommodated on the site.

400 dwellings

What services are currently available at this site? Please tick all that apply.

- Mains water supply
- Mains sewage
- Electricity
- Gas
- Oil
- Broadband internet
- None
- Not known

What constraints, if any, affect this site? Please provide details below for each constraint.

- Land in other ownership must be acquired to develop the site
- Restrictive covenants - what land uses do these prevent or require?
- Current use needs to be relocated
- Rights of way (public or otherwise) across the site
- Contamination known or suspected **see attached report from Messrs. Atkins. This is no considered to be an impediment to development.**
- Previous mining activity known or suspected
- Public Open Space
- Flood risk / drainage problems **The site is in flood zone 1. See Messrs. Atkins report for further details**
- Ground instability (not linked to mining)
- Watercourse / culvert / other water body
- Area of mature woodland / tree preservation order
- Undulating or steeply sloping ground **in part and can be accommodated in masterplan layout, not regarded as an impediment to development**
- Underground services

- Pylons crossing the site / sub – station
- Constraints on adjoining land e.g. railway line, noisy industry
- Protected species / habitats
- Historic building / landscapes
- None of these

Please provide supporting details for each constraint identified above.

N/A

If there is a current use of the site that needs to be relocated what arrangements are required to achieve this relocation? e.g. manufacturer currently on the site needs to move to a building of xx square meters with good access to the motorway.

What new infrastructure do you think will be required to support the development of the site?

Major Roads

Flood mitigation system

Primary School

Secondary School

Local shops

A new local centre (check) **This can be provided on site**

A new park / open space **Connections can be made to existing networks**

Footpaths and cycleways **Off site contribution can be made in respect if transport and education.**

Other

Please provide supporting details for the above.

Are there any existing or historic planning permissions on the site? If yes please include any details e.g. application reference number.

Yes

No (check)

Don't know

If yes, please provide details.

Is the land available immediately for development (subject to obtaining any necessary planning permissions)?

Yes (check)

No

Don't know

If no, please explain why not and give an estimated timescale for when it will become available.

Is there any current market interest in the site, other than from you / your client? Tick all that apply.

Owned by developer

Under option to developer (check)

Enquiries received from prospective purchasers / developers (check)

Site being marketed

None

Not known

Please provide further details of the market interest in this site.

The site is controlled by an experience land promoter who has been promoting the site for the last three years. The promoters have received interest from a national housebuilder who is acquiring and developing the site.

Once started how many years do you think it would take to develop the site?

4-5 years

Do you think it is likely that there will be viability issues with developing the site that will require the use of external funding?

Not aware of any issues that would create a viability problem.

Have you previously contacted a Black Country or neighbouring authority about this site?

Yes (check)

No

If yes, please provide brief details e.g. who you contacted and when and the current position of discussions.

Discussions have been held on several occasions with Martin Dando in order to explain the availability and suitability of the site for allocation in the Revised BCCS. There concerned in

March 2014. The site was promoted through the Dudley Borough Development Strategy conurbation on the basis that it would be released if Green Belt sites were required.

Please provide any additional comments you may have that are relevant to the site you are putting forward.

The Representor has carried out an initial assessment of the suitability of the site for development. The assessment by Messrs. Atkins is attached for reference.

The following questions ask what you think the site could potentially be used for, what services are available and any related constraints on the site.

Each site will need to be visited to enable an assessment of the site. By completing this form you consent to Council employees (or their representatives) visiting the site. Visits will be conducted unaccompanied wherever possible. Where there are reasons why an unaccompanied site visit would not be practical please indicate below so that alternative arrangements can be made.