

**Taylor
Wimpey**

Chester Road Streetly

Development Statement

September 2017





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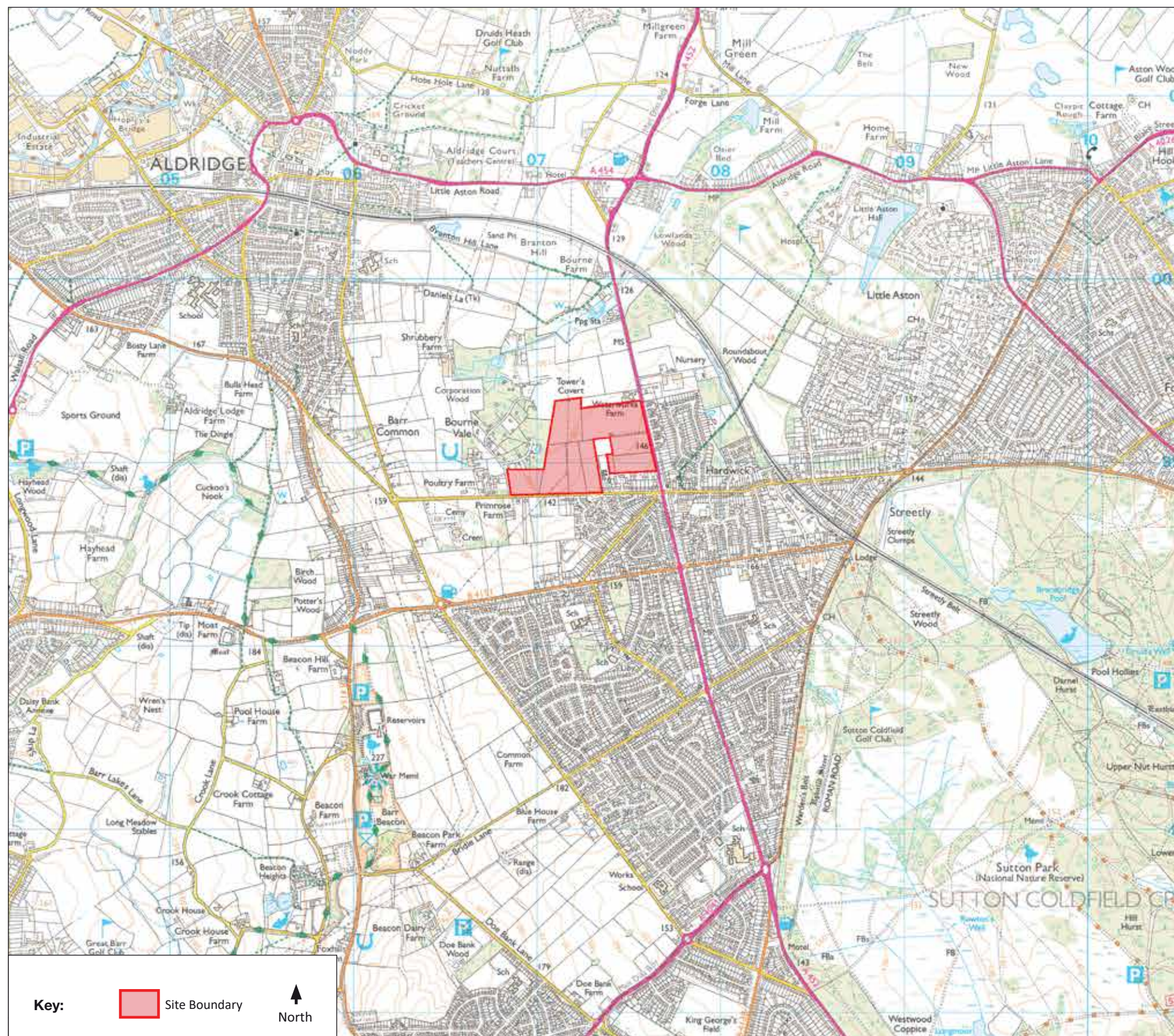
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1.0

Introduction



Figure 1: Site Location Plan



1.0 Introduction

This Delivery Statement has been prepared to demonstrate that the land at Chester Road, Streetly is a suitable, available and deliverable. The site is in the control of Taylor Wimpey UK Limited [Taylor Wimpey] who is capable of delivering high quality residential development at the earliest opportunity.

Taylor Wimpey considers that land at Chester Road, Streetly should be allocated for residential development through the Local Plan review process, as it will assist in meeting local housing needs.

The Delivery Statement will:

- Outline the opportunity presented by the allocation and future development of the site;
- Set out the vision for the site;
- Demonstrate that the vision for Chester Road, Streetly can be delivered; and,
- Show that the proposed allocation and future development will deliver the Council's objectives for the area.



2.0

**The Site and
its Context**



Figure 2: Site Context Plan



2.0 The Site and its Context

Site Context

The site is located on the northern side of Streetly at Chester Road in the Metropolitan Borough of Walsall. Streetly is a Local Centre situated to the west of Sutton Coldfield.

The 25.6 ha site comprises agricultural fields which fall from south-east to north-west. The land is currently in use for arable and pasture. Overhead transmission and high voltage electricity cables cross the western part of the site in a north-south direction.

The site is dominated by arable fields delineated by hedgerows, with mature standard trees, areas of semi-improved grassland and a small copse of semi-natural broad-leaved woodland present within the site. Towers Covert ancient woodland site lies directly adjacent to the western boundary of the site.

The site is contained within defined boundaries. It is bounded to the:

- North predominantly by a hedgerow that demarks the edge of the site with agricultural fields beyond. To the far north east of the boundary is Water Works Farm where the site is being redeveloped for residential development.
- East by Chester Road and the residential properties fronting onto Chester Road and Leacliffe Way.
- South east by Chesterwood and the residential properties which front onto Chesterwood beyond which lies Little Hardwick Road. The south western boundary is bounded by Little Hardwick Road and the residential properties of Little Hardwick Road.
- West by Bourne Vale Road, areas of mature tree groups and hedgerows and the properties along Bourne Vale Road. Further to the north west of the site is Tower's Covert, an area of ancient deciduous woodland.

Figure 3: Visual Context Plan and photographs



Photo 1 – View from the south western corner of the site, at the field entrance on the junction of Little Hardwick Road and Bourne Vale, looking north east across the site towards Chester Road.



Photo 2 – View from an existing field boundary in the centre of the site, looking south towards the existing properties on Little Hardwick Road.



Photo 3 – View from the centre of the site, looking north east towards the properties on Chester Road, and the new housing development currently being constructed on the northern boundary of the site.



Photo 4 – View from the centre of the eastern part of the site, looking east towards the properties along Chester Road.



Photo 5 – View from the site, next to the existing field entrance along Chester Road, looking south towards the properties on Chester Wood and Chester Grove.

3.0 **What is the Opportunity?**



3.0 What is the Opportunity?

What is the need for housing?

The National Planning Policy Framework [the Framework] outlines the Government's commitment to ensuring that the planning system positively supports the provision and delivery of strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations.

The Housing White Paper "Fixing our broken housing market" sets out a broad range of reforms that government plans to increase the supply of new homes.

The Black Country covers the areas of Dudley Metropolitan Borough Council [MBC], Sandwell MBC, Walsall Council and the City of Wolverhampton Council. The existing Black Country Core Strategy covers the period 2006-2026. The Black Country Core Strategy is under urgent review as a consequence of:

- The opening of High Speed 2 and the extension to the Midland Metro;
- Changes to national policy; and,
- Acute housing shortfall has been identified in Birmingham which neighbouring authorities have a duty to consider accommodating.

The examination of the Birmingham Development Plan confirmed that there is a shortfall of 38,000 homes arising from Birmingham's needs to 2031 that cannot be accommodated within the City. There is significant housing need within the Black Country and the wider Housing Market Area [HMA], which will require the identification of new sites on land outside the urban area that is not currently proposed for development.

Policy HOU1 of the Adopted Black Country Core Strategy states that sufficient land will be provided to deliver at least 63,000 new homes across the Black Country over the period 2006-2026. Of these new homes, 11,973 net and 14,184 gross additional dwellings are expected to be provided in Walsall. The Council claims to have a sufficient land for housing to meet its needs to 2026.

The Black Country Issues and Options Core Strategy notes that one of its objectives is to ensure that it identifies sufficient land for housing. It notes that a large number of new homes and supporting services will need to be accommodated outside the existing urban area of the Black Country on Green Belt land.

It is anticipated that the Black Country Core Strategy review will be completed by 2021. It is considered that the Streetly Site should be allocated for residential development to meet needs from 2021.

Is there a need for development in the Green Belt?

The Black Country Issues and Options Core Strategy notes that a large number of new homes and supporting services will need to be accommodated outside the existing urban area of the Black Country on Green Belt. The emerging Plan and evidence demonstrates that:

- The Greater Birmingham and Black Country Strategic Housing Needs Study (2015) concluded that the supply of brownfield land across the HMA is insufficient to accommodate Birmingham's shortfall and will have to be met on greenfield sites, including Green Belt land outside Birmingham's administrative area. The study recognises that the time needed to review plans and allocate and deliver sites means that it may not be possible to meet the shortfall in full by 2031.
- The Black Country have committed to test the accommodation of an extra 3,000 homes up to 2031 beyond local need, to help address the shortfall in the wider HMA. This produces a total requirement for land to accommodate 24,670 new homes.



- Stepping back from this wider context, the starting point for the Core Strategy review is to assess local housing need arising within the Black Country over the Plan period (2014-36). It has been decided to assess the local needs of the Black Country and South Staffordshire jointly, as this area forms a logical sub-market of the HMA.
- The Black Country Strategic Housing Market Assessment [SHMA] prepared for the Black Country and South Staffordshire during 2016-17 concludes that the local housing need or for the Black Country over the period 2014-36 is 78,190 homes.

The housing issues within Birmingham coupled with the need to accommodate the Black Country's own housing needs demonstrates that Green Belt land is required to meet the housing needs of present and future generations. No land is available within the existing urban areas. Exceptional circumstances therefore exist to remove land from the Walsall Green Belt.



Will Taylor Wimpey invest in Walsall?

Like many areas in the UK, Walsall is experiencing a shortage of housing and growth in the economy and population. There is a clear imbalance between supply and demand with less houses coming onto the Walsall property market. This means that there are limited opportunities for prospective purchasers. As a consequence, this makes Walsall an attractive market for Taylor Wimpey to invest in.



About Taylor Wimpey

Taylor Wimpey UK Limited is a dedicated homebuilding company with over 126 years' experience; we have an unparalleled record in our industry. We aim to be the homebuilder of choice for our customers, our employees, our shareholders and for the communities in which we operate.

We have expertise in land acquisition, home and community design, urban regeneration and the development of supporting infrastructure which improves our customers' quality of life and adds value to their homes. We draw on our experience as a provider of quality homes but update that, to the expectations of today's buyers and strive to provide the best quality homes, while setting new standards of customer care in the industry. Our 23 regional businesses in the UK give our operations significant scale and truly national geographic coverage.

With unrivalled experience of building homes and communities Taylor Wimpey today continues to be a dedicated house building company and is at the forefront of the industry in build quality, design, health and safety, customer service and satisfaction.



Taylor Wimpey is committed to creating and delivering value for our customers and shareholders alike. Taylor Wimpey combines the strengths of a national developer with the focus of small local business units. This creates a unique framework of local and national knowledge, supported by the financial strength and highest standards of corporate governance of a major plc.

Taylor Wimpey's development experience

Taylor Wimpey Strategic Land (West Midlands Division) is responsible for the promotion of future development opportunities, such as this site through the planning system. Taylor Wimpey Strategic Land has a large active land portfolio of Brownfield and Greenfield sites in the West Midlands varying from 5-250 acres which are in various stages of the planning system.

Taylor Wimpey is the largest and most successful developer/promoter of Strategic Land in the Country. More specifically, over the past 5 years in the West Midlands, Taylor Wimpey Strategic Land has secured permission or allocations for c. 8,000 new homes. The successful strategy comes from ensuring a close working relationship with landowners, Local Authorities, politicians and local communities.



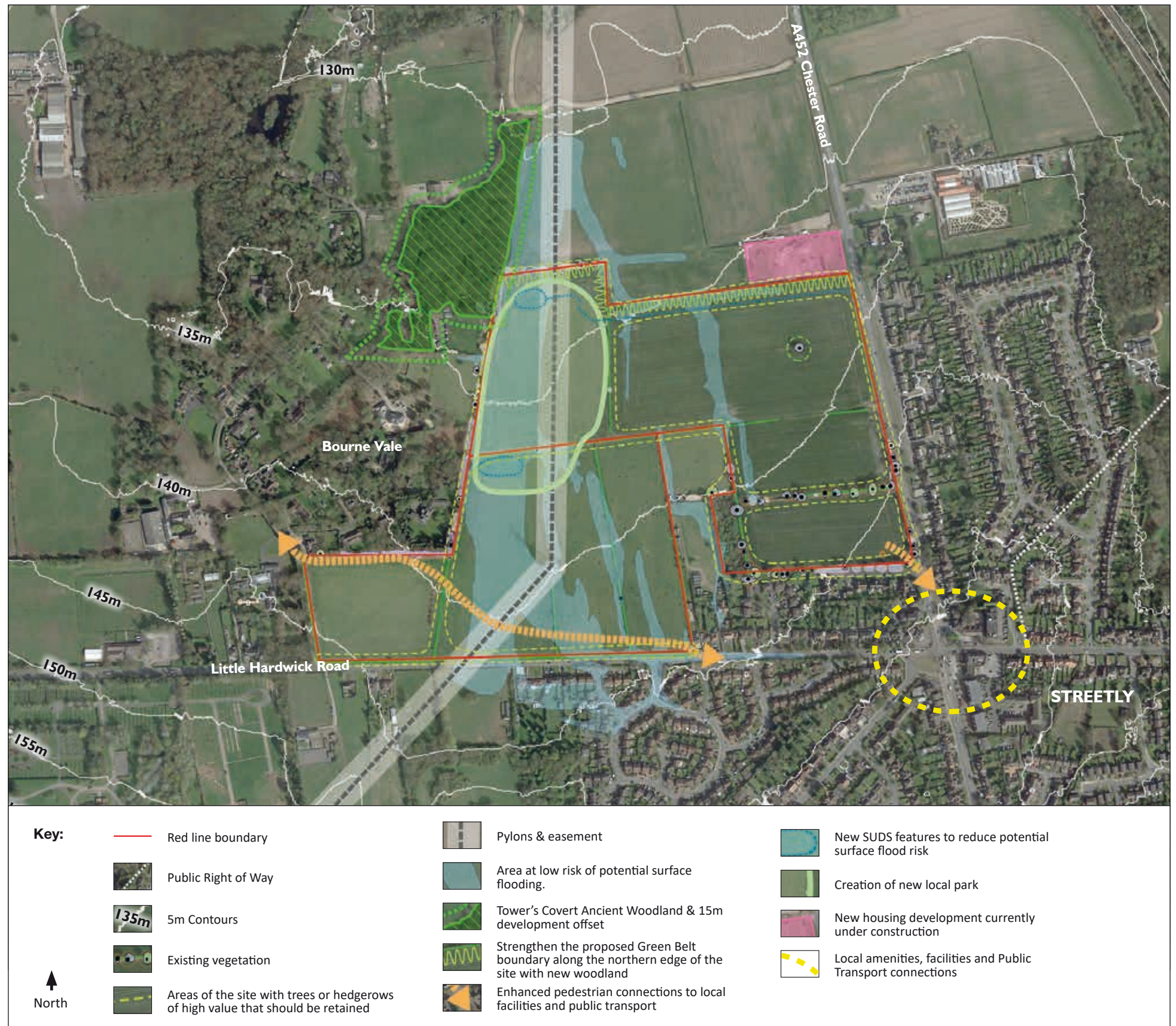
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4.0

**What is the
Vision for the Site?**



Figure 4: Constraints and Opportunities Plan



4.0 What is the Vision for the Site?

Vision statement

Taylor Wimpey's vision for the site seeks to meet the following goals:

“An attractive housing development with distinctive local character offering a choice of high quality new homes to meet local needs.”

Site constraints and opportunities

The vision for the site derives from an analysis of the characteristics of the site, its context, and the opportunities and constraints which arise.

The constraints are:

- Overhead NG transmission lines cross the western part of the site in a general north - south alignment. There is a pylon on the northern boundary of the site, and one within the south western part of the site where the overhead lines change direction to continue in a south westerly direction beyond the site. These pylons and overhead lines require a 20m easement on either side.
- Some parts of the site are currently at low risk of potential surface water flooding,
- Tower's Covert ancient semi-natural woodland designated as a Site of Importance for Nature Conservation (SINC) is located adjacent to the north western corner of the site. Natural England and Forestry Commission Standing Advice recommends a minimum 15m development buffer from this woodland.
- The few existing trees and hedgerows within the site are of varying importance. High importance hedgerows and trees should be retained and set within the proposed public open space network where possible to benefit ecology and to respect the historic landscape character of the site.

The opportunities are:

- The northern boundary of the site should be strengthened with new woodland planting to create a strong boundary to the Green Belt. This will also provide woodland connectivity towards Tower's Covert for the benefit of wildlife and ecology. Development should look out onto this boundary to create a positive frontage to the surrounding landscape.
- The north western part of the site has the potential to be laid out as a local park, incorporating SuDS attenuation basins and wetland areas at low points to reduce the risk of surface water flooding elsewhere on the site. There is an opportunity to provide a Locally Equipped Area for Play which would provide opportunities for children's play, which are lacking in the local area. The park will protect the landscaped setting of adjacent woodland at Tower's Covert which will frame views to the park from the east.
- The opportunity to create new pedestrian/cycle connections through the site. A new 'green' route from Bourne Vale to Streetly can be delivered, which would provide a convenient and attractive route for the existing residents of Bourne Vale and the proposed residents of the site to access the centre of Streetly and its local convenience stores, via Little Hardwick Road.
- Additional green corridors and pedestrian links can provide connections between the local park and the centre of Streetly via Little Hardwick Road and Chester Road, improving accessibility for existing and future residents to areas for informal recreation and amenity.
- A landscape-led development can retain the high value existing trees and vegetation within the site, using them to add a sense of character and maturity to new development. Additional landscape treatment can further enhance the landscape quality of the site.

The Development Concept

The key principles of development arising from the site opportunities and constraints are:

- To create a development that complements the character of the surrounding area through appropriate development densities, street scenes, housing types and retaining the existing landscape structure.
- To create a Public Open Space network that improves pedestrian and cycle connectivity from the site and Bourne Vale to the centre of Streetly via attractive routes set within green corridors.
- To provide a local park that is easily accessible via the public open space network. This park would provide opportunities for informal recreation, children's play, habitat creation and improved surface water drainage through the integration of SuDS attenuation basins, swales and wetland areas.
- To create a high quality residential scheme within the site with a coherent landscape structure, which conserves the natural assets present on the site, as well as improving the local recreational and children's play opportunities and connectivity within Streetly.
- Achieve a choice of housing with a mix of house types, tenures and sizes to meet identified local needs.

The concepts which underpin the masterplan respond directly to the characteristics of the site. Four key concepts can be identified:

Concept 1:

Retain the majority of existing landscape features. Create a defensible Green Belt boundary along the northern edge of the site through the introduction of a woodland buffer. Provide landscape buffers at interfaces with existing development.

Concept 2:

Creation of two areas of development, each with their own sense of place and character, which complement the immediate surrounding areas of Bourne Vale and Streetly. A central park creates an attractive setting for development and allows a transition between character areas, whilst providing new SuDS features and an area for children's play.

Concept 3:

Creation of safe and legible vehicular circulation throughout the site with two access points from Little Hardwick Road and Chester Road. Provision of "green" pedestrian routes that improve connectivity to the local facilities and proposed central park, whilst making features of the existing trees and hedgerows within the site.

Concept 4:

The remaining areas of the site are available for development. Development will be outward facing, overlooking the open space network and forming key internal views.

Figure 5: Concept Sketches



Figure 6: Illustrative Masterplan



Key:

- | | | | | | |
|--|--|--|--|--|--------------------------------|
| | Site Boundary | | Potential development frontage | | Potential pedestrian footpaths |
| | Existing trees/woodland | | Potential focal square | | Potential woodland planting |
| | Existing hedgerows | | Potential vehicular access | | Potential tree planting |
| | Existing overhead electricity lines and pylons | | Potential primary spine road | | Potential SuDS ponds & swales |
| | Potential Public Open Space network | | Potential secondary roads and private drives | | |
| | Potential development area | | Potential vehicular link | | |



Illustrative Masterplan

The proposed masterplan is designed to:

- Create a development that complements the character of the surrounding area through appropriate development densities, street scenes, housing types and retaining the existing landscape structure.
- Create a Public Open Space network that improves pedestrian and cycle connectivity from the site and Bourne Vale to the centre of Streetly via attractive routes set within green corridors.
- Provide a local park that is easily accessible via the public open space network. This park would provide opportunities for informal recreation, children's play, habitat creation and improved surface water drainage through the integration of SuDS attenuation basins, swales and wetland areas. As well as a Locally Equipped Area for Play, there is the potential to accommodate a junior sports pitch and a series of Local Area's for Play throughout the development to ensure residents have access to a variety of informal recreation and play opportunities.
- Create a high quality residential scheme within the site with a coherent landscape structure, which conserves the natural assets present on the site, as well as improving the local recreational and children's play opportunities and connectivity within Streetly.

This high quality residential scheme proposes to deliver the following key features:

- To create a development that complements the character of the surrounding area through appropriate development densities, street scenes, housing types and retaining the existing landscape structure.
- To create a Public Open Space network that improves pedestrian and cycle connectivity from the site and Bourne Vale to the centre of Streetly via attractive routes set within green corridors.
- To provide a local park that is easily accessible via the public open space network. This park would provide opportunities for informal recreation, children's play, habitat creation and improved surface water drainage through the integration of SuDS attenuation basins, swales and wetland areas.
- There is potential to create a high quality residential scheme within the site with a coherent landscape structure, which conserves the natural assets present on the site, as well as improving the local recreational and children's play opportunities and connectivity within Streetly.



5.0

Can the Vision be Delivered?



5.0 Can the Vision be Delivered?

Is the site available?

The proposed allocation and development of the site:

- Will make a valuable contribution towards meeting the quantitative and qualitative needs of the community for market and affordable housing. It could deliver up to approximately 505 high quality family houses.
- Is being promoted by a national housebuilder, Taylor Wimpey who can deliver the proposed residential scheme. Taylor Wimpey is seeking to develop the site as soon as the site is allocated.
- Is not subject to any known constraints that would impede deliverability. There are no legal impediments, need for land in third party ownership. The site is therefore is fully deliverable

Is the site suitable?

Streetly is identified as a vibrant Local Centre. Therefore the provision of housing to maintain its role in the settlement hierarchy of Walsall and the wider Black Country is important.

The land has strong boundaries and it is considered that its allocation and future development is unlikely to have a detrimental impact on the form and character of the settlement.

The site benefits from well-defined boundaries. The allocation and development of the site provides an opportunity to create a long term defensible boundary to Streetly and the provision of housing development for the Borough.

Is the development achievable?

The Framework states that for a site to be achievable there should be a reasonable prospect that housing will be delivered on the land within five years.

Taylor Wimpey has undertaken an evaluation of the technical and environmental constraints that could prevent or restrict the development of the land. This work has identified that there is no overriding constraint that will impede its delivery.

Highways

Access to the site will be taken from Chester Road and Little Hardwick Road which form the eastern and southern boundaries to the site. Visibility splays can be achieved for both access points commensurate to the speed of the roads. The allocation of the site and its future development will result in a modest increase in car. However it is not anticipated to significantly affect the capacity of the surrounding highways network.

Heritage

There are no known designated or non-designated heritage assets within the site. The site is not within the setting of any designated heritage assets and would not therefore adversely affect the heritage significance of any nearby designated heritage assets.

The potential for the Roman, medieval, post medieval and modern periods is low, given that the site was in agricultural use and the lack of evidence for these periods from the site or immediate vicinity.

Landscape

The site itself is currently used for agriculture with field boundaries defined by hedgerows and trees. There are no Public Rights of Way through the site and there are no overriding landscape constraints that would prohibit development of the site. The site forms part of the Green Belt which separates Streetly and Aldridge. It is well enclosed by existing residential uses to the east and south, with the western boundary enclosed by the Bourne Vale residential development, which is primarily hidden from view by the substantial existing woodland. The northern boundary is currently defined by an existing hedgerow and some individual trees, with a new housing development currently under construction within the Green Belt adjacent to the north eastern corner of the site. By enhancing this northern boundary with new woodland planting, a new strong, defensible Green Belt boundary could be created around Streetly and Bourne Vale whilst maintaining appropriate separation from Aldridge to the north west.

Trees

The site comprises arable land and pasture, in the south west quadrant, scattered broad-leaved mature trees with species-poor intact hedgerow field boundaries. There are very few open grown trees or mature trees contained within the numerous hedgerows that bisect the site. Most of the hedges are mature but are species poor.

There are no trees with a TPO within the site boundary. There are TPOs adjacent to and all along the western boundary within Bourne Vale. The development can be undertaken without harming these trees.

Tower's Covert, an Ancient Semi Natural Woodland abuts the north-western site boundary. A structural stand-off can be maintained for the Ancient Woodland to enable sufficient space for future growth and therefore the development will not ham the woodland.



Ecology

The Site of Special Scientific Interest (SSSI) Impact Risk Zone (IRZ) for Sutton Park SSSI and National Nature Reserve (NNR) is located approximately 1.2km south-east of the proposed development site. Residential development will not affect the SSSI.

The site comprises a number of agricultural fields, both arable and grazed species-poor semi-improved grassland. The field boundaries range between species-poor defunct hedgerows and species-rich hedgerows with mature trees. There is also a small broadleaved semi-natural woodland copse in the south-eastern area of the site.

TEP's preliminary assessment indicates there are no overriding ecological constraints which would inhibit the allocation and development of the site. The mature trees on site have the potential to provide roosting habitat for bats. Amphibians are unlikely to represent a constraint to the proposed development. There two small active badger setts within the site. The proposed development will be compliant with wildlife legislation and with the requirements of national and local policy in respect of biodiversity.

Flooding and drainage

The site is located within Flood Zone 1. It is assessed by the Environmental Agency as having less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

There is evidence that surface waters pool across parts of the south western boundary of the site. The introduction of positive drainage systems will help mitigate these impacts along with the use of suitable finished floor levels to direct overland flows.

The site is underlain by sandstone and therefore there is potential for surface water drainage to be disposed of through soakage into the ground.

Foul drainage is likely to require pumping to existing sewers located to the east and south of the development area.

Ground conditions

The historical records for the area indicate that the majority of the proposed development area has generally remained in agricultural use since the publication of the first Ordnance Survey mapping in 1884. Several electrical pylons are the only notable development on the site.

There are no naturally occurring superficial deposits such as alluvium, river terrace or glacial soils recorded to be present within the site. The entire site area is recorded to be underlain by Triassic aged sandstones and conglomerates of the Kidderminster Formation. The Site is not within an area subject to shallow or deep coal mining activity.

The Phase 1 Geo-Environmental Assessment undertaken by Travis Baker Geo-Environmental Ltd has not identified any contamination constraints preventing this site from being developed. Based on the potential contamination sources identified from the current and historical uses the site is considered to pose a low risk of statutory environmental liability.

Is the development viable?

Taylor Wimpey has reviewed the economic viability of the proposals in terms of the land value, attractiveness of the locality, level of potential market demand and projected rate of sales; as well as the cost factors associated with the site including site preparation costs and site constraints. Where potential constraints have been identified, Taylor Wimpey has considered the necessary mitigation measures and required investment in order to overcome any deliverability barriers.

Taylor Wimpey confirms that the development of the site is economically viable and is confident that residential development can be achieved within the first five years of the plan period.

The site is under the control of a major housebuilder. It is not subject to any significant technical or environmental constraints that will prevent it coming forward for housing.

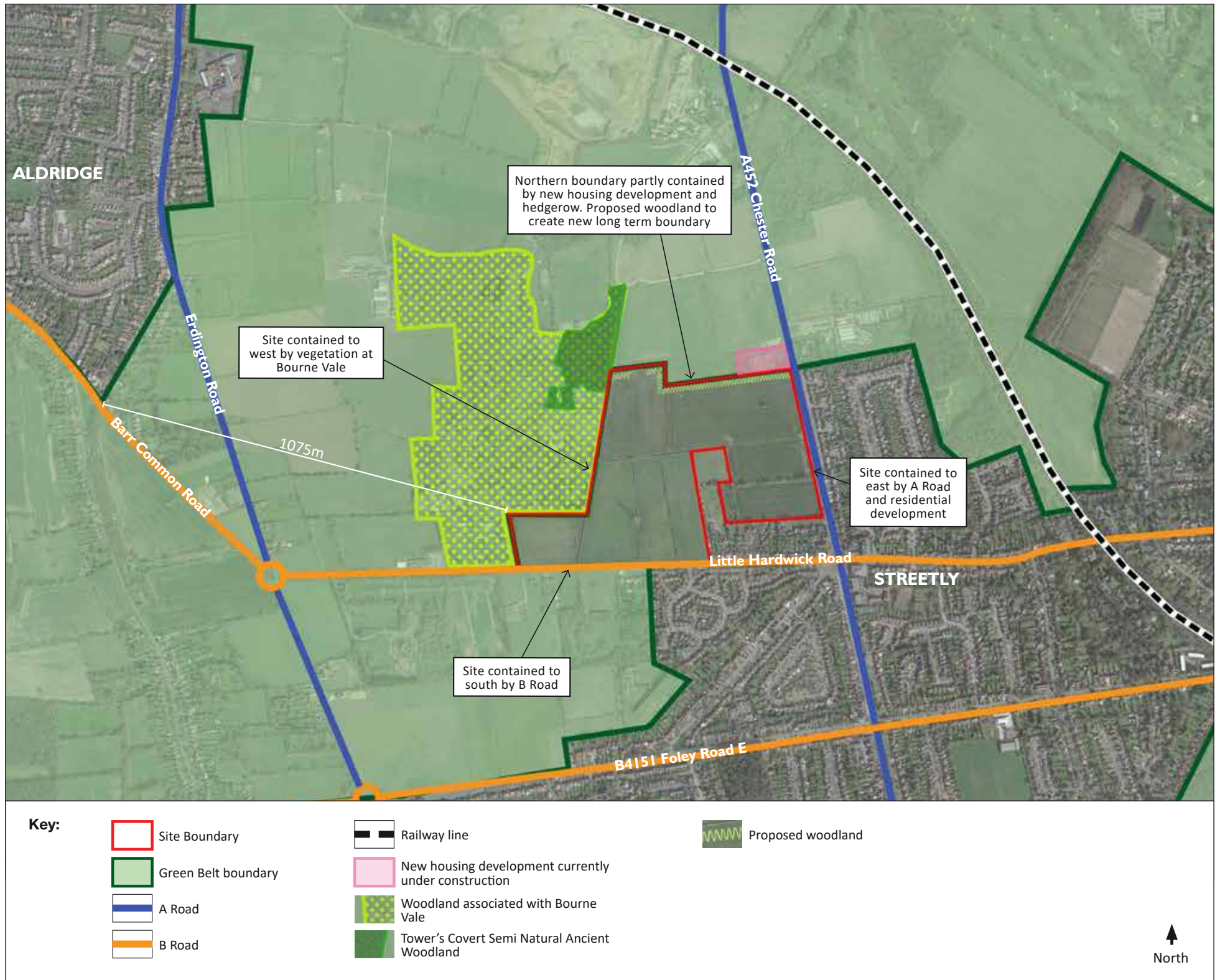


6.0

**Does the Vision
meet Planning
Objectives?**



Figure 7: Green Belt Plan



6.0 Does the Vision meet Planning Objectives?

The Principle of Sustainable Development and Green Belt

In delivering sustainable development, the Framework attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan.

The Framework explains that the purpose of planning is to help achieve sustainable development. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- **Economic role:** contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available.
- **Social role:** supporting strong, vibrant and healthy communities.
- **Environmental role:** contributing to protecting and enhancing our natural, built and historic environment.

Would the development harm Green Belt purposes?

Walsall Green Belt

The Green Belt makes up most of Walsall's countryside. The Walsall Green Belt plays an important role in containing the urban areas and preventing the sprawl, coalescence of surrounding towns and their encroachment into the surrounding countryside. It also encourages regeneration, by directing development to brownfields sites within the major urban areas. Limited changes were made to the Walsall Green Belt in 1995. It has remained substantially unchanged for a significant period of time.

Black County Green Belt

There has been no strategic review of the Black County Green Belt since the 1970's. The existing Black County Core Strategy concluded that all development needs to 2026 could be met within the existing urban area and so it did not need to be supported by a Green Belt review.

Compliance with the five Green Belt purposes

The Issues and Options Black Country Core Strategy notes that a formal review of the Black Country Green Belt is of strategic importance and any release of sites from the Green Belt, including the allocation of specific sites for development by 2036, should be carried out through a comprehensive review of the Green Belt.

The examination of the Black Country Green Belt sits in the context of wider work. The Greater Birmingham and Black Country Housing Market Area [HMA] authorities have formed a collaborative partnership and have commissioned a Strategic Growth Study to identify the need and locations for additional housing growth across the West Midlands conurbation and neighbouring areas.

The Black Country Green Belt Study is due to be published in Autumn 2019. In advance of the preparation of this study it is noted that there are no constraints to the delivery of the site. Taylor Wimpey considers the site should be allocated for housing development to enable it to come forward for development as soon as 2021 upon completion of the Core Strategy Review.

The following assessment considers the site as outlined in fig. 7 against the five purposes of the Green Belt to establish its suitability for Green Belt release. These five purposes are:

- 1. To check the unrestricted sprawl of large built up areas;**
- 2. To prevent neighbouring towns from merging into one another;**
- 3. To assist in safeguarding the countryside from encroachment;**
- 4. To preserve the setting and special character of historic towns;**
- 5. To assist in urban regeneration by encouraging the recycling of derelict and other urban land.**

To check the unrestricted sprawl of large built up areas

The site has defensible boundaries and is substantially contained. The site is enclosed to the east by Chester Road (A452) and residential development beyond. To the south by Little Hardwick Road and the residential properties beyond. To the west by Bourne Vale beyond which lies Bourne Vale Stables LLP and Veseyans Rugby Club. A number of large detached properties set within their own grounds on Vale Avenue and Bourne Vale also flank the western boundary. Tower's Covert, an ancient woodland also creates a physical boundary to the north west. Whilst the site is more open to the north with Water Works Farm (currently being developed for housing), providing built defensible boundary to the north east of the site there is an opportunity to create a long term defensible landscaped edge to this boundary.

The removal of the site from the Green Belt will not result in the unrestricted sprawl of the urban area.

To prevent neighbouring towns from merging into one another

The site is not essential in preventing any neighbouring towns merging into one another. The site does not comprise an essential parcel of land that needs to be kept open for any strategic reason. Tower's Covert provides a significant natural landscape break between the nearest settlement of Pool Green and the edge of the site.

The development of the site would not result in the narrowing of the gap nor would it result in the two towns merging.

To assist in safeguarding the countryside from encroachment

The site is contained and is strongly defined by existing durable boundaries including roads, existing residential development and ancient woodland. Existing residential development and Tower's Covert provides a defensible boundary to the west preventing any further encroachment. The release of the site would result in the delivery of a natural extension to the Streetly urban area.

The removal of the site from the Green Belt does not affect the purpose of safeguarding the countryside from encroachment.

To preserve the setting and special character of historic towns

Streetly is not a nationally recognised historic town. There are no Listed Buildings or Conservation Areas in close proximity to the site.

The removal of the site from the Green Belt does not affect the purpose of preserving the setting and special character of a historic town.

To assist urban regeneration by encouraging the recycling of derelict and other urban land

The Black Country Issues and Options Core Strategy notes that there is significant housing need within the Black Country and the wider HMA, which will require the identification of new sites on land outside the urban area that is not currently proposed for development. Land will need to be removed from the Green Belt and safeguarded from development to meet development needs beyond the plan period.

The release of the site from the Green Belt and its allocation for housing would not prevent the recycling of derelict land and other urban land because the availability of brownfield sites is insufficient to meet the acute housing needs of the Borough and wider HMA.



The proposal

Development at Chester Road, Streetly will provide 505 new homes, public open space and supporting infrastructure.



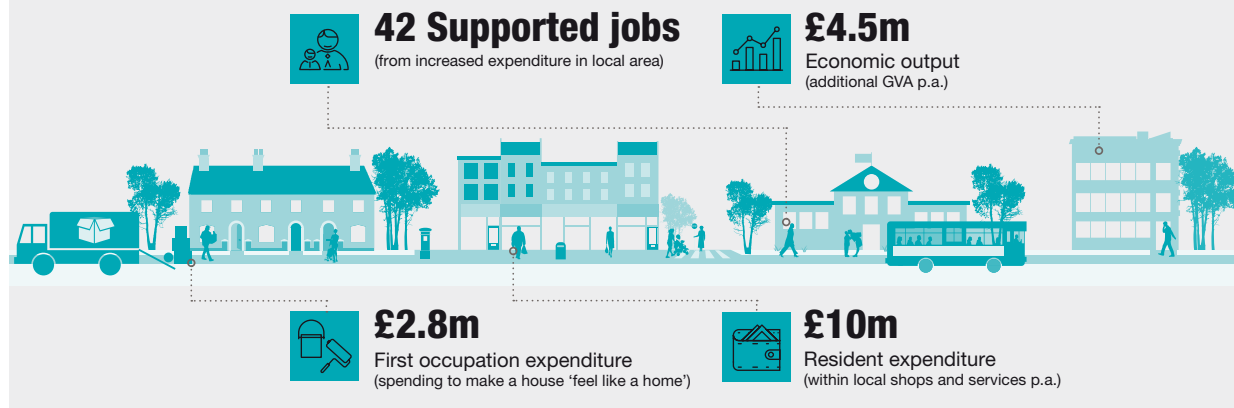
505 New homes
25% Affordable homes

Other details:
Public open space and supporting infrastructure

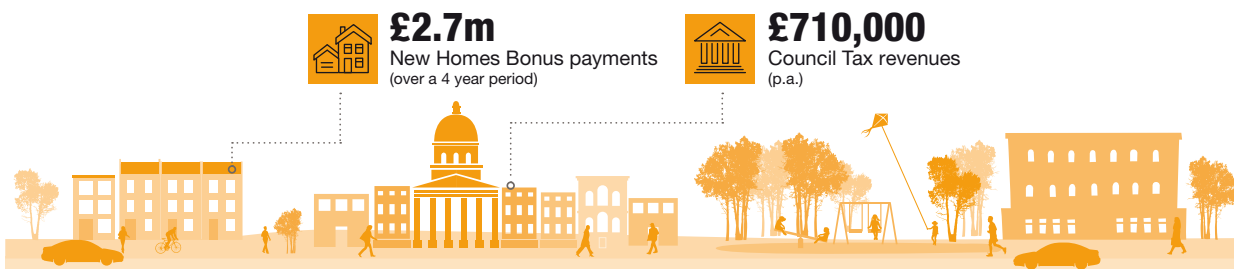
Construction benefits



Operational and expenditure benefits



Local Authority revenue benefits



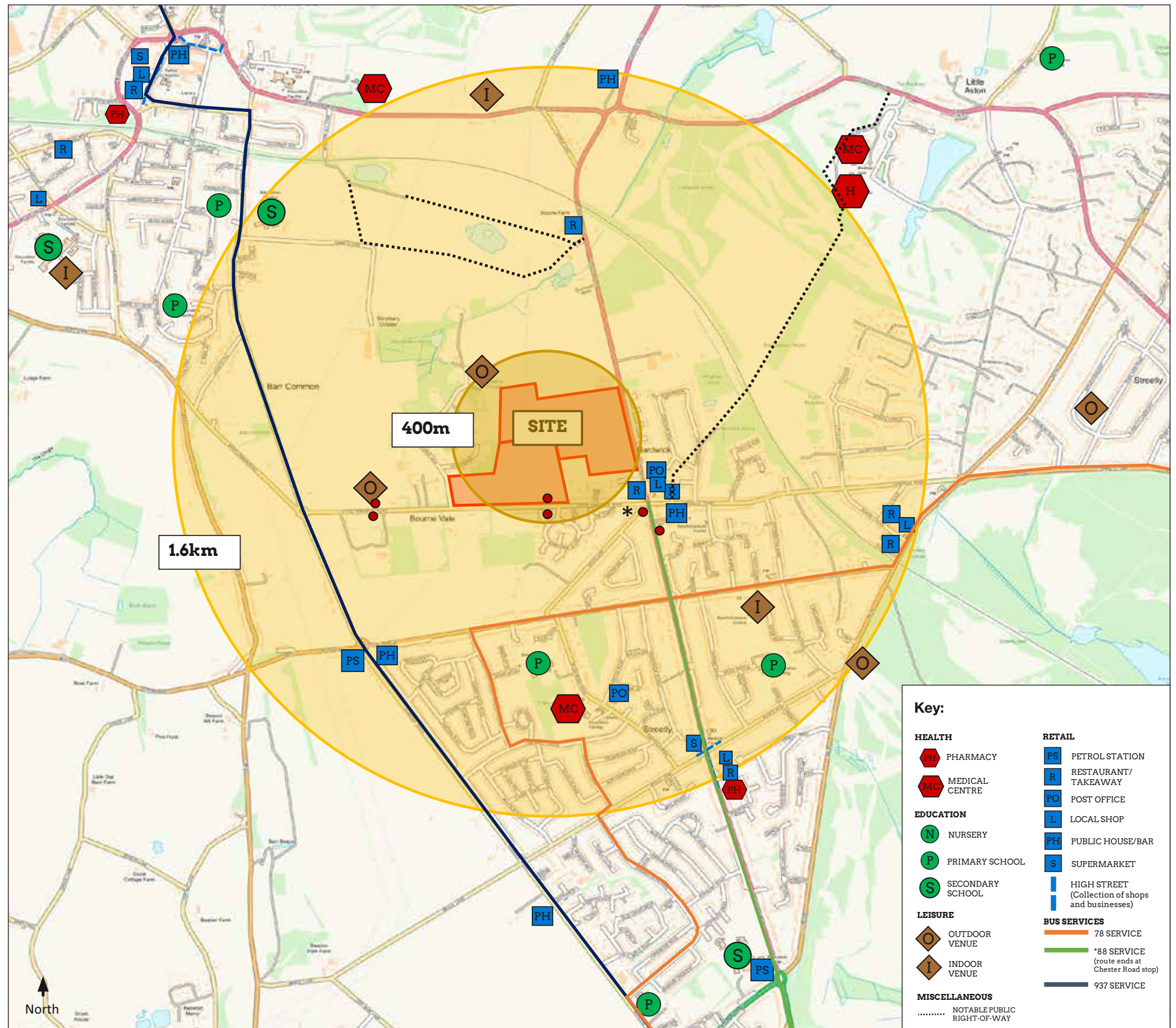
Does the scheme represent sustainable development?

The future development of the site will have positive economic, social and environmental benefit and therefore constitutes sustainable development in accordance with the Framework .

Economic role

The development of the site will contribute towards building a strong, responsive and competitive economy. The proposal will bring a number of economic and fiscal benefits in terms of job creation, additional monies to the Local Authority and increased expenditure in the economy.

Figure 8: Sustainability Plan





Images of surrounding area and facilities

Social role

The development of the site will support the creation of a strong, vibrant and healthy community by increasing the supply of housing to meet the needs of the area in a sustainable location.

The future development of the site will:

- Provide a suitable range of open market and affordable housing in various types, sizes and tenures;
- Facilitate the use of non-car modes of transport especially cycling and walking; and,
- Provide public open space for future residents.

Environmental role

The site is currently in agricultural use and has limited ecological value. Suitable ecological mitigation will be incorporated within the site. Where possible existing hedgerows and trees and will be retained and incorporated within the proposed development

The Streetly site is sustainably located being situated the edge of the settlement. The site is located in close proximity to a number of services. Public transport services operate to the south of the site and are within walking distance.

No constraints have been identified that would inhibit the future allocation and development of the site.

The proposed development will meet the Government's objectives for sustainable development by providing significant economic, social and environmental benefits.



7.0 Summary





7.0 Summary

The Chester Road, Streetly site should be removed from the Green Belt and allocated for housing. This Delivery Statement has clearly demonstrated that the site represents an excellent opportunity to deliver a sustainable residential development for Walsall and the Greater Birmingham and Black Country HMA.

Suitable

The Black Country Authorities have concluded that exceptional circumstances exist to justify the release of land from the Green Belt:

- There is inadequate land within the urban area to meet emerging employment and housing needs.
- There is a pressing need the need to assist Birmingham in meeting its acute housing shortfall.
- Land will need to be removed from the Green Belt and safeguarded to meet development needs beyond the plan period. The site should be allocated for residential development to meet needs from 2021.
- The site is predominantly contained by development on all sides and benefits from strong boundaries. The allocation and future development of the site provides an opportunity to create a long term defensible boundary to Streetly.
- It is anticipated that the Black Country Core Strategy review will be completed by 2021. The Streetly Site should be allocated for residential development to meet needs from 2021.

Sustainable

The allocation and future development will:

- Provide a catalyst for economic growth providing significant economic, social and environmental benefits to the residents of Walsall.
- Meet the Government's objective for creating sustainable development.

Deliverable

The site is:

- Not the subject of any technical or environmental constraints that would prevent it coming forward for housing development.
- Under the control of a major house builder. If the site is allocated, Taylor Wimpey will bring forward housing development on the site over the next 5 years.

Exceptional circumstances exist to justify the release of the Site from the Green Belt. The site no longer serves the purposes of the Green Belt as set out in the National Planning Policy Framework. Removing the site from the Green Belt will have limited impact on the urban form and landscape character of Walsall. The site should be allocated for housing in the emerging Black Country Core Strategy to deliver much needed housing in the Greater Birmingham and Black Country HMA.

Taylor
Wimpey

Chester
Road
Streetly

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