

WIGHTWICK

LAND AT CHERRINGHAM,
BRIDGNORTH ROAD,
SOUTH STAFFORDSHIRE

GALLAGHER ESTATES ARE WORKING WITH FIRST CITY LIMITED IN THE FORMATION OF PLANS ON THE LAND AT CHERRINGHAM, BRIDGNORTH ROAD, WIGHTWICK, SOUTH STAFFORDSHIRE.

The site is considered to be a sustainable development opportunity located to the west of Wolverhampton and surrounded by built development to the north, east and south east. It is anticipated that this site would form a sustainable development which can provide additional housing to meet the local need and provide further flexibility in the plan to deal with under delivery throughout the District.

SITE LOCATION

This site is approximately 19.2 acres (7.8 hectares) formed of land which is open countryside. It is located adjacent to the built area of Wolverhampton and adjoining the administrative boundary but is located within South Staffordshire District. The site is located directly off Bridgnorth Road (A454).

The site is highly sustainable and accessible with excellent links to services and facilities. Located within 3 miles of Wolverhampton City Centre and within 2 miles of the local centres of Tettenhall; Tettenhall Wood; Compton; Finchfield, Castlecroft, Merryhill all situated within Wolverhampton. The South Staffordshire settlements of Perton and Pattingham are within 3 miles of the site. There are 13 educational institutes within easy access of the site including primary; secondary; higher education; and special needs schools and the site is accessible to employment opportunities in South Staffordshire, Wolverhampton, the Black Country and Birmingham.

The site is within close proximity to facilities such as elderly care facilities; medical care (doctors, dentist and opticians); churches; public houses and restaurants and recreation and sports facilities in addition to the aforementioned facilities within a 3 mile radius. The site benefits from high quality transport

links. The Bridgnorth Road (A454) provides access to both Bridgnorth and to Wolverhampton City Centre. The Arriva number 9 Telford to Wolverhampton via, Ironbridge and Bridgnorth bus service travels along Bridgnorth Road and is an hourly service. There is a bus stop 300m from the site. Wolverhampton Train station is within 4 miles of the site providing a direct train service to Telford in 17 minutes; Stafford in 12 minutes and Birmingham within 17 minutes. Direct services to both Manchester and London can be achieved in 1 hour 10 minutes and 1 hour 48 minutes respectively.

Further, the site is within easy access to other A roads such as the A41 and A449 within 3.5 miles of the site and the Motorway network is easily accessible with both the M54 and M6 within 7 miles.

We are submitting this representation to the South Staffordshire Council Site Allocations Publication Plan public consultation January 2017, promoting the site for residential development. We propose that the site should be removed from the Green Belt and allocated as one of the required residential development sites to provide much needed housing in the District in a sustainable location.

SOUTH STAFFORDSHIRE SITE ALLOCATION PUBLICATION PLAN – PUBLIC CONSULTATION JANUARY 2017

The Publication Plan consultation document identifies the role of the Site Allocation Document (SAD) is to “agree the principle that a suitable form of development can be located on a particular site and where relevant, change the current land designation in order to facilitate that development coming forward, for example removing a housing site from the Green Belt.” (Paragraph 2.1).

The minimum residual number of new homes to be delivered in the SAD is stated as 1,012 throughout the District and Policy SAD2: The Housing Allocations table featured in paragraph 7.13 indicates 19 sites have been allocated to accommodate residential development throughout the district providing a minimum of 1,070 dwellings.



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The property consultancy

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However, it is well publicised and confirmed by South Staffordshire Council that the Council do not have a five year housing land supply against a full objectively assessed housing need assessment (FOANS) of the housing market area as required by the NPPF. Therefore there is the requirement for additional land to be allocated to meet the current deficit. The land at Cherringham, Bridgnorth Road is a sustainable development site and should be allocated for residential development.

In addition to the allocated sites, there is a requirement to identify safeguarded land which will meet the longer term development needs of the District. The Core Strategy commits to identifying the equivalent of 10 years supply of housing land. Policy SAD3: Safeguarded Land for Longer Term Development Needs has identified 86.8ha of land over 21 sites. The overall quantum of safeguarded land set out within the Publication Plan includes the land off Hobnock Road, Essington. A recent planning application for up to 210 dwellings on land off Hobnock Road, Essington was granted on 17th January 2017 by planning committee. The application site is approximately 9ha and is one of the Council's allocated safeguarded sites in the publication plan and has been a safeguarded site, removed from the Green Belt dating back many years. We consider it is essential for the Council to find additional safeguarded sites to replenish the gap left by safeguarded sites that have gained planning permission and to meet the greater future need which exceeds the Core Strategy figure.

It is also necessary to identify additional development sites to assist with the Birmingham housing land supply shortage where there is a requirement for neighbouring authorities such as Wolverhampton and South Staffordshire, under the Duty to Cooperate to find additional land for residential development to help meet the 37,900 dwelling shortfall.

ILLUSTRATIVE MASTERPLAN

The illustrative masterplan (right) represents a clear vision for the site and visually shows how the site fits in to this location. The proposed development will provide around 120 dwellings based upon 15 dph density. Affordable housing will be provided on site in line with South Staffordshire Council's affordable housing policy. The dwellings will include 2,3,4, and 5 bedroom dwellings taking into consideration the density and pattern of the surrounding built development. The development will include areas of public open space.

CONNECTIVITY The proposed development will take access from Bridgnorth Road. From this access point, a series of internal avenues will provide access to the interlinking areas of residential development. There will be a main primary road which runs through the site. This will circle the area of open space which will be the Village Green in the centre of the development. The secondary roads throughout the site will incorporate private drives and cul-de-sacs. The site will also have new footpaths to provide links throughout the site and linking the new housing to the wider area and the wealth of services and facilities provided for in the local area.

SUSTAINABILITY As it has already been demonstrated, this site is situated in a highly sustainable location. The site will benefit from interconnectivity with the surrounding area, a large number of jobs within a short distance of the site and also the wide number of services and facilities available.

GREEN EDGE Areas of public open space will be incorporated into the development. The Village Green will sit in the centre of the development and will provide residents with an area of public open space where they can enjoy recreational activities and can become a meeting place to encourage a sense of community. The public open space will be overlooked by the dwellings which circle it and will provide attractive views across the site. A green corridor will be located along the western boundary of the site providing a clear boundary for the built development on site. This area will be designed to encourage biodiversity and attract an array of flora and fauna to the site.



DELIVERABILITY This site is available for development now and there are no market, cost or delivery factors that would make the development of this site unviable within the next 5 years.