

Planning Policy
Walsall Council
The Civic Centre
Walsall
WS1 1TP

8 March 2018


EP ref: 14-087



John Coxon


By e-mail only: blackcountrycorestrategy@dudley.gov.uk & planningpolicy@walsall.gov.uk

Dear Sir / Madam



Re: Land at Greenwood Road and Lazy Hill Road, Aldridge, Walsall

Emery Planning is instructed by  to submit the land at Greenwood Road and Lazy Hill Road, Aldridge to the Council as part of the ongoing consultations and evidence to inform the emerging Black Country Core Strategy Review. A site location plan is enclosed.

 is an established strategic land promotion company with a track record of delivering sites of this nature.  has recently reached agreement with the landowners to promote the site. We therefore wish to put the site forward now so that it can be considered for an allocation for residential or mixed use development in the Core Strategy Review, and/or any subsequent Site Allocations documents.

The site comprises approximately 2.6 hectares, and is presently used for agriculture (grazing). It is located to the north of Greenwood Road and west of Lazy Hill Road. The site could accommodate in the region of 60 dwellings, potentially in the form of bungalows. Access could be taken from either road.

The site is triangular in shape, and is bordered on two sides by existing road infrastructure and residential development. Due to its location and physical attributes, the development of the site would not result in any physical or perceived closing of the gap between Aldridge and Walsall Wood to the north. We would request that it is assessed separately in any Green Belt assessment from the wider land to the north and west of the site, and should be considered on its own merits.

 has undertaken initial technical assessments, including access and highways capacity. These indicate that there are no significant technical constraints to the site coming forward.  has commissioned more detailed assessments, and will be using these to produce a framework

masterplan to show how the site could be developed. We will share this document with the Council once it has been prepared.

We trust that the site will be considered in the preparation of the Core Strategy Review. If any additional information is required, please do not hesitate to contact us. We would also welcome the opportunity to meet with Officers to discuss our proposals for the site in relation to the Core Strategy Review.

Yours sincerely
Emery Planning



Associate Director

Enc: Site location plan