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EP ref: 14-087

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Dear Sir / Madam

Re: Land at High Hill, Essington

Emery Planning is instructed by HIMOR (Land) Ltd to submit the land at High Hill, Essington to the Council as part of the Council's ongoing consultations and evidence to inform the emerging Black Country Core Strategy Review. A site location plan is enclosed.

HIMOR is an established strategic land promotion company with a track record of delivering sites of this nature. HIMOR 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.

The site comprises approximately 5.6 hectares, and is presently used for agriculture (grazing). It is bordered by existing residential development to the west, Brownshore Lakes to the north, Brownshore Lane to the east and High Hill to the south with existing dwellings beyond. Initial assessments indicate that the site could accommodate in the region of 150 dwellings.

Although the site is currently designated as Green Belt, it is bound by the settlement of Essington and existing permanent development to all sides. The land makes very little, if any, contribution to the Green Belt purposes.

HIMOR has undertaken initial technical assessments, including access and highways capacity. These indicate that there are no significant technical constraints to the site coming forward. HIMOR 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, and indeed any other relevant development plan documents currently under preparation.

Yours sincerely
Emery Planning



Associate Director

Enc: Site location plan