

Black Country Core Strategy Review - Call For Sites Form

The four Black Country Authorities (Dudley, Sandwell, Walsall and Wolverhampton) are inviting land owners, developers and other bodies to put forward sites to be considered for development as part of the Black Country Core Strategy Review.

Call for Sites submissions should only be made for sites within the Black Country or sites within neighbouring authorities but adjoining the Black Country urban area. However, submissions will be accepted for any site within a neighbouring authority which could potentially form part of a larger development which would adjoin the Black Country urban area, to allow discussions to take place with adjoining authorities. If your submission relates to a site which stretches beyond the Black Country into a neighbouring authority then this should be clearly stated and evidence of submissions to that neighbouring authority provided.

This form asks you to provide details about the site including location, ownership, current use, access, constraints, services and possible future use. Please provide as much information as possible to ensure your site proposal can be carefully considered. You can submit as many sites as you wish by completing a separate form and site boundary for each site.

It should take around 15 minutes to complete the information for each site you wish to put forward, depending on the amount of detail you wish to provide.

If you are acting on behalf of someone else you will be asked to provide their details.

The information you provide will be used to help prepare the Core Strategy review and will be shared with other employees or agencies (such as the Planning Inspectorate) who may be involved with the process. Please note that the local authorities are obliged to make the Call for Sites submissions available for public inspection. This means that, with the exception of telephone numbers, email addresses and signatures, your comments and other personal details that you provide will be publicly available. We therefore encourage you to avoid providing sensitive information that you do not wish to be published.

If you have any queries about the questionnaire please contact:
blackcountrycorestrategy@dudley.gov.uk

call: Dudley: 01384 814136 | Sandwell: 0121 569 4249 | Walsall: 01922 658020 |
Wolverhampton: 01902 554038

Please provide your up-to-date contact details. If you are acting on behalf of someone else you will be asked to provide their details later in the questionnaire. Fields marked *will not be shared with anyone outside the Core Strategy review process. The contact details you provide will be held securely but we are required to publish your name and / or organisation alongside your submission.

1. Title

Mr

2. First Name

Neil

3. Last Name

Cox

4. Organisation/Company Name (where relevant)

Pegasus Group on behalf of Taylor Wimpey UK Ltd

5. Address Line 1*

5 The Priory

6. Address Line 2*

Old London Road

7. Address Line 3*

Sutton Coldfield

8. Post Code*

B75 5SH

9. Email Address*

neil.cox@pegasusgroup.co.uk

10. Phone Number*

0121 308 9570

Details for Site

11. Are you acting on behalf of someone else? Tick one only.

No

Yes - on behalf of someone else (you must provide details in Q36)

The following questions ask about the ownership of the site and vehicle access

12. What is your / your client's interest in this site? If you are an agent please answer on behalf of your client only. Please select all that apply.

Sole owner

Part owner

Potential Purchaser

Developer - you intend to construct the development yourself if the site is allocated and planning permission is subsequently obtained.

Operator - you intend to operate the development yourself, e.g. manufacturer, hotel, mineral extraction.

Public Body or Utility Company

Amenity / Community Group

Local Resident

Other - Please specify

If other, please specify.

13. Please provide details of the other owner(s) if known.

The site comprises land within three separate ownerships (Lees, Rissbrook and Turner). Taylor Wimpey has acquired an interest to promote the site for development. The landowners are represented by Bruton Knowles.

14. Does the other owner(s) support your proposals for the site? Tick one only.

Yes

No

Don't know

15. Is there direct vehicle access to the site i.e. from a public road? Tick one only.

Yes

No

Don't know

16. Please provide information about the ownership (if known) of any land that would be needed to provide vehicle access.

Details for Site

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.

17. Site Name

Land north of Linthouse Lane

18. Site Address

Land North of Linthouse Lane, south of the Dismantled Railway Line, west of Kitchen Lane and east of Wood End Road/ Cannock Road (Please see attached location plan)

19. Postcode

WV11 3TL

20. Site Area in Hectares

Approx. 148 hectares

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

Net developable area minimum of approx. 72.5 hectares (see attached Development Framework Plan)

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

Currently within Agricultural use

Details for Site

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.

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

- | | |
|--|--|
| <input checked="" type="checkbox"/> Private Market Housing | <input checked="" type="checkbox"/> Retail |
| <input checked="" type="checkbox"/> Affordable Housing | <input checked="" type="checkbox"/> Open Space or Sports Pitches |
| <input type="checkbox"/> Industry or Storage (Use Classes B1b/c, B2 or B8) | <input checked="" type="checkbox"/> Community Facilities (including health or education) |
| <input type="checkbox"/> Offices (Use Class B1a) | <input type="checkbox"/> Sports / Leisure |
| <input type="checkbox"/> Gypsy and Traveller/ Travelling Showpeople Site | <input type="checkbox"/> Any other use (please specify below) |
| <input type="checkbox"/> Waste Management | |
| <input type="checkbox"/> Mineral Extraction | |

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

Residential led development of up to approximately 2,450 homes with supporting infrastructure, including land for a primary school, neighbourhood centre and green infrastructure network.

24. **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.**

Capacity for up to approximately 2,450 homes

25. **What services are currently available at this site? Tick all that apply**

- Mains water
- Mains sewage
- Electricity
- Gas
- Oil
- Broadband
- None
- Not Known

Details for Site

26. 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
- Previous mining activity known or suspected
- Public Open Space
- Flood risk / drainage problems
- Ground instability (not linked to mining)
- Watercourse / culvert / other water body
- Area of mature woodland / tree preservation order
- Undulating or steeply sloping ground
- 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.

Please refer to covering letter.

27. Is the site agricultural land? If so, then what is the agricultural land classification? Please provide survey results, including mapping.

The site is identified as undifferentiated Grade 3 land on the Provisional ALC map, however these maps aren't suitable for establishing the quality of individual sites. The National Soil Map shows the soils on this site as Clifton association, which are developed on reddish till and are slowly permeable reddish fine and coarse loamy soils. This is the dominant soil association to the north and west of Wolverhampton and therefore the agricultural land classification of this site will be reflective of all reasonable alternative sites on the edge of the MUA around Wolverhampton. Further survey work will be undertaken as necessary in due course.

28. **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.**

N/A

29. **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
- A new park / open space
- Footpaths and cycleways
- Other

Please provide supporting details for the above.

Development Framework Plan is appended for information. This illustrative scheme supports the delivery of up to approximately 2,450 homes, 3ha of land for the provision of new services/facilities including a new primary school and neighbourhood centre and a network of greenspaces which could include a wide range of open space typologies including children's play and a network of new footpaths and cycleways.

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

- Yes No Don't know

31. **Is the land available immediately for development (subject to obtaining any necessary planning permissions)? Tick one only.**

Yes

No

Don't know

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

It is the intention of Taylor Wimpey to bring this site forward for development. Subject to the site's removal from the Green Belt, it is immediately available for development.

32. 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

Enquiries received from prospective purchasers / developers

Site being marketed

None

Not known

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

Taylor Wimpey has secured an interest in the site to allow development to come forward.

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

Approx. 15 years, however this will be dependent on market conditions and number of sales outlets provided

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

There are unlikely to be viability issues in bring this site forward, subject to dialogue with the LPAs and other relevant stakeholders to determine the policy requirements including the appropriate level of supporting infrastructure.

35. Have you previously contacted a Black Country or neighbouring authority about this site? Tick one only.

Yes

No

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

Discussions have taken place with the planning policy team at South Staffordshire District Council and Wolverhampton City Council. Advised that attached 'call for sites' information to be submitted to both the Black Country Authorities and South Staffordshire to allow for further joint dialogue.

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

Please see covering letter, which provides further information in respect of the site north of Linthouse Lane.

37. 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.

If acting on behalf of someone else please provide details here

Please provide the details of the individual or organisation you are representing. Please ensure you have consent from the individual or organisation prior to providing their details. Fields marked *will not be shared with anyone outside the Core Strategy review process.

38. Title

39. First Name

40. Last Name

41. Organisation / Company Name

42. Address Line 1*

43. Address Line 2*

44. Address Line 3*

45. Post Code*

46. Email Address*

47. Phone Number*

48. Has the landowner been informed of this Call for Sites submission? Tick one only.

Yes

No

Site Boundary

The boundary of your site must be mapped and provided on an OS based map at a scale that shows field, property and adjacent road boundaries.

All of the site boundaries and Call for Site forms will be reviewed by the four authorities for accuracy. Following this all mapped sites will be visible to the public.

If you would like us to consider other documents, such as draft layout plans, masterplans or design statements, please attach these to your site submission.

Thank you for submitting your site details. If you wish to submit details for further sites please complete a new form.