

004_NCO_DudleyMBC_BIR.5060_200820

20th August 2020

Dudley Council
Council House
Priory Road
Dudley
DY1 1HL

Sent via email to: blackcountrycorestrategy@dudley.gov.uk

Dear Sir/Madam

Call for Sites Consultation - Land off Linthouse Lane, Wolverhampton

Pegasus Group is instructed on behalf of Taylor Wimpey UK Ltd (hereafter referred to as Taylor Wimpey) to make submissions in relation to the current Black Country Core Strategy 'Call for Sites' exercise. Taylor Wimpey is currently in control of a parcel of land referred to as Land off Linthouse Lane, Wolverhampton. This site is approximately 148 hectares and straddles the administrative boundaries of both Wolverhampton City and South Staffordshire District. This letter provides information about the site in terms of its context, suitability and deliverability.

I attach with this letter a red line plan outlining the site location as well as an updated Development Vision Document and a completed 'Call for Sites' proforma. This information is intended to supplement information submitted through the 2017 'Call for Sites' exercise and to provide consistent information to that submitted to South Staffordshire District Council through their Local Plan Review process.

Background

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

Taylor Wimpey submit that Land off Linthouse Lane constitutes a sustainable and deliverable site, which will serve to contribute towards meeting housing needs arising within the Black Country.

It is submitted that the site has the capacity to deliver up to approximately 2,450 dwellings, subject to its release from the Green Belt.

The site is currently being promoted through both the Black Country Core Strategy Review and South Staffordshire Local Plan Review. Initial informal discussions have taken

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place with planning officers at South Staffordshire District Council and Wolverhampton City Council.

Site Description

The site is located to the north of Linthouse Lane and to the south of the dismantled railway line as shown on the Site Location Plan submitted as part of this exercise.

The site comprises a number of field parcels is currently in agricultural use which total approximately 148 hectares. The parcels of land are subdivided by existing tree/hedgerow boundaries associated with the agricultural use of the land. A number of electricity pylons cross the site in a north-west to south-east direction. The site is identified as Grade 3 quality agricultural land on the Provisional ALC map, however these maps aren't suitable for establishing the quality of individual sites. Further survey work can be undertaken as necessary in due course.

The site is located within the West Midlands Green Belt. As such, development of the site would be subject to its release from the Green Belt. The site is located in Flood Zone 1, the area at least risk from flooding. The site is also flat and not constrained topographically.

Taylor Wimpey submit that the site has the potential to deliver up to approximately 2,450 homes in conjunction with supporting infrastructure and facilities such as a new primary school and green space.

Sustainability

The site is sustainably located immediately adjacent to the major built up area of Wolverhampton.

The site is well placed in terms of accessibility to existing pedestrian and public transport networks. The site is also located in close proximity to local facilities including shopping, medical services and education facilities.

There are good public transport links in the area, with 7 two-way buses per hour operating along Linthouse Lane and Cannock Road on a weekday and Saturday and, 4 two-way buses per hour operating on a Sunday.

Travel by rail is achievable as part of a multi-modal trip i.e. park and ride and cycle and ride. There are hourly services to local destinations including Birmingham New Street which provides onward travel opportunity to destinations across the country.

The site is therefore well sustainably located in terms of access to local facilities and services and benefits from significant and genuine opportunities to utilise transport modes other than the private car.

Development Constraints

The site is located in Flood Zone 1, the area at least risk from flooding. The site is located within the West Midlands Green Belt. Its development would therefore be subject to its release from the Green Belt.

The site has been subjected to a number of technical assessments, including a preliminary landscape and visual appraisal, preliminary ecological appraisal, heritage and archaeological assessment and a phase 1 environmental risk assessment. These assessments have not identified any constraints which would preclude the development of the site and have informed the Development Framework Plan attached.

Demonstrating Deliverability

Paragraph 67 of the NPPF states that strategic policy-making authorities should 'identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability.' The paragraphs below demonstrate how the site is suitable, available and achievable to accommodate residential development.

Availability:

Taylor Wimpey has an agreement with the landowners who have demonstrated, through engagement with both the Black Country Core Strategy and South Staffordshire Local Plan reviews, that they are supportive of the development of the site to deliver much needed new homes.

As such, this call for sites submission confirms that there is nothing to prevent this site from being delivered immediately upon its removal from the Green Belt and the receipt of the necessary consents. The site can therefore be considered to be available.

Suitability:

Despite this site being located within South Staffordshire District, the site is geographically located immediately adjacent to the Wolverhampton conurbation. The site benefits from a highly sustainable location and is therefore well placed to meet the current and future development needs of the Black Country area.

As identified above, the site is well served by public transport and a number of local services and facilities are within a short walking distance or short public transport journey from the site. The site would therefore be well placed to ensure that future residents would have excellent sustainable access to a diverse range of services and facilities, representing an opportunity to deliver a cohesive, sustainable community that acts as a natural urban extension to Wolverhampton and the wider Black Country.

The site is located within an area surrounded by residential land use to the east, south and west. Whilst the site is located in the Green Belt, its development would not result in encroachment towards Essington beyond the established edge of the Wolverhampton conurbation (as defined by Wood End Road to the west and Kitchen Lane to the east).

Given the above it is respectfully suggested that the site be considered to be suitable for development.

Achievability:

The site is located within Flood Zone 1, the area at lowest risk from flooding.

Technical assessments undertaken to date indicate that there are no constraints which would preclude the development of the site. The viability of the site will be considered as development plan policy requirements are formulated and infrastructure needs are identified.

The site is therefore considered achievable.

Conclusion

To conclude, Land off Linthouse Lane is a greenfield site located in a highly sustainable location adjacent to the existing settlement of Wolverhampton. Whilst the site is located within South Staffordshire District, it has the potential to contribute towards meeting the prevailing housing need arising from within the Black Country. It has been demonstrated that the site is available, suitable and deliverable, subject to its release from the Green Belt.

If you have any queries regarding the site or attached information, please do not hesitate to contact me. Additionally, if any further information is necessary or could be submitted to provide more detail of the proposals for this site or to assist in its assessment then again please do not hesitate to contact me.

Yours Faithfully



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Senior Director

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Enc.